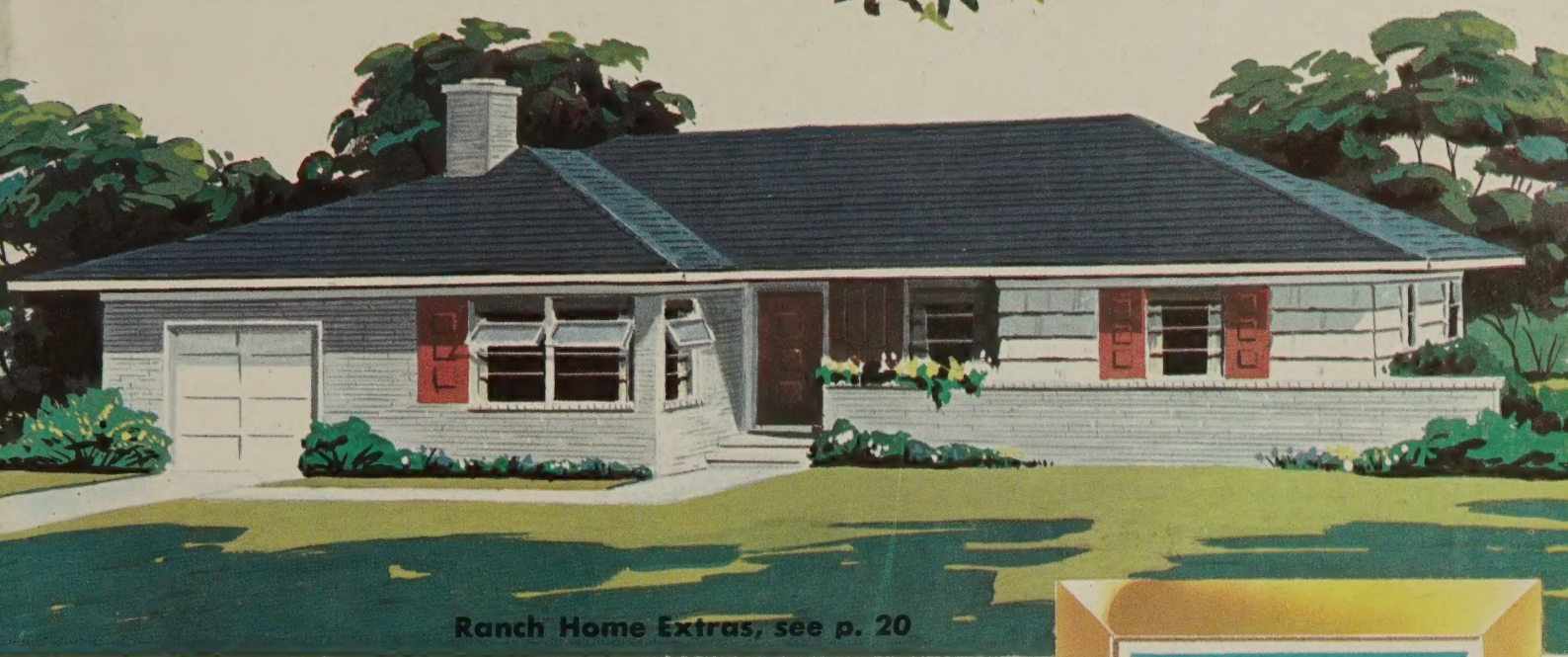
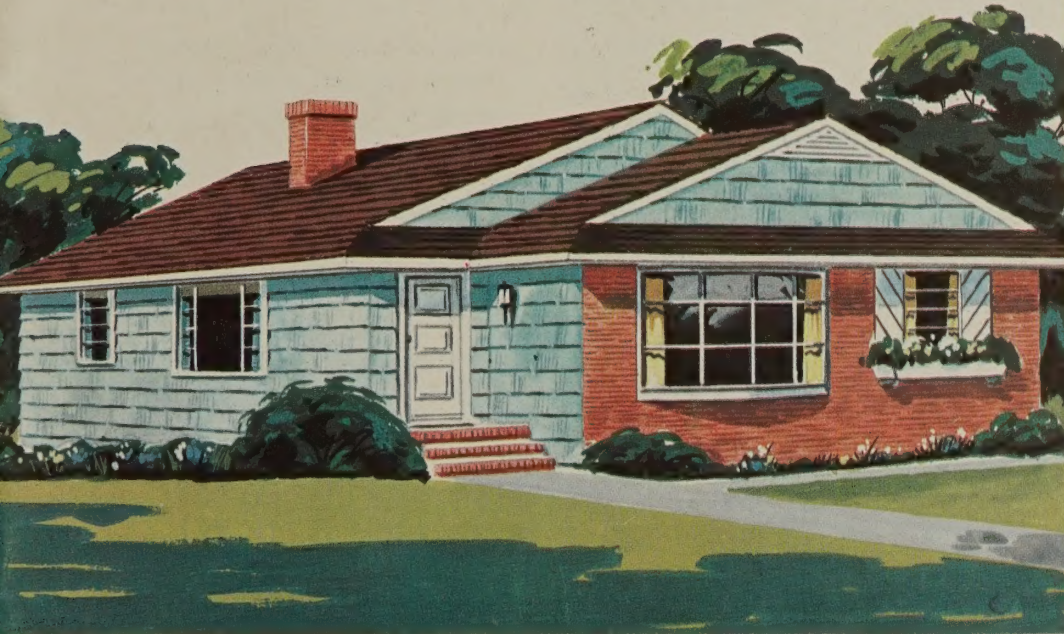


RANCH HOMES



Ranch Home Extras, see p. 20

Most for a Minimum Budget, see p. 4



All working-drawing blueprints available

Homes of charm
and livability
representing a
cross section of
today's styles:

New

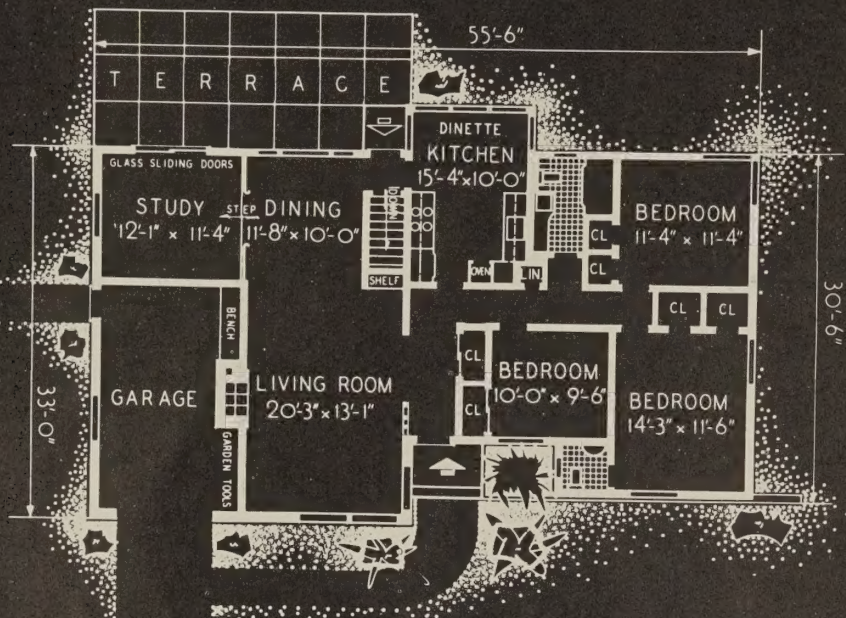
Ranch-Ramblers
Split-levels
in Colonial and
ranch designs
Cape Cods

Ranch Home Extras

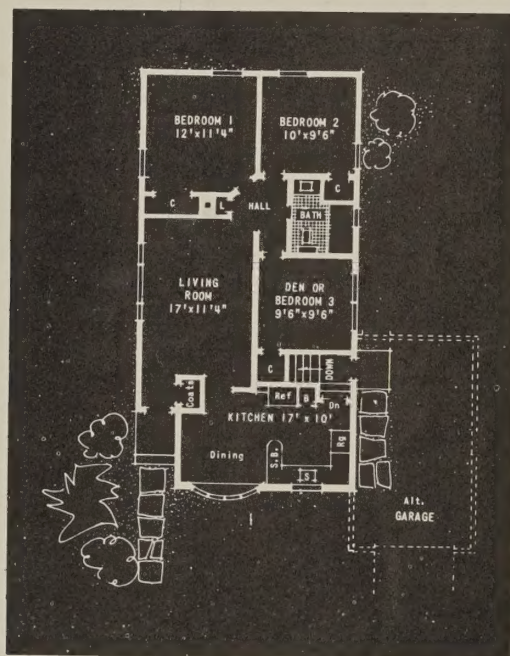
Architect: Alwin Cassens, Jr.

A stunning ranch home with three bedrooms and a step-down study facing the terrace

See page 20



THE HOMES ON THE COVER



Most for a Minimum Budget

Architect: Lester Cohen

Compact and clever, even with the attached suggested garage it will fit on a 40-foot lot.

See pages 4-5

ILLUSTRATED

RANCH HOMES

RANCH HOMES

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The houses are, in general, arranged by size according to square foot areas. This does not include optional areas such as porches, garage, or terrace, but only living space. See page 2 for suggestions in choosing your plan.

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3 BEDROOM HOMES

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HOMES WITH RECREATION ROOMS

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HOMES WITH GARAGE

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ILLUSTRATED RANCH HOMES

A Quarterly

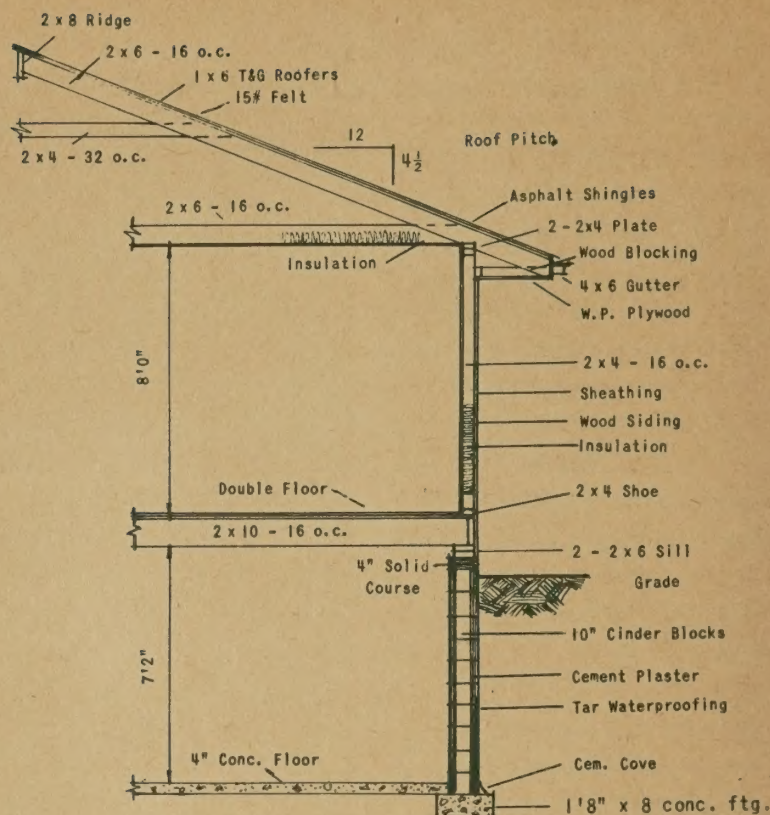
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FACTS YOU WILL WANT TO KNOW ABOUT PLANNING YOUR NEW HOME



Do all blueprints fit F H A requirements?

Yes. All plans are designed to meet FHA standards. Certain building codes and local ordinances sometimes vary for particular localities, because of climate or local customs. Minor changes that may be occasioned by these variations can be handled by your local contractor. FHA standard plans make it possible for you to obtain FHA-insured financing because the plans have met the exacting standards of the government's top housing experts.

Do you furnish outline specifications?

We do. With all plans we furnish—at no extra cost to you—specification sheets filled in by the architect showing all the important materials going into the house, describing their quality, and giving details of construction. These specifications will save you an enormous amount of time and labor, as well as money. They are the basis for the contract between you and

your builders; or your guide, if you build yourself. The quality of materials and construction actually going into the house can be checked against this list, as construction proceeds. Specifications also will enable you to obtain the best possible mortgage terms.

How can I figure a rough estimate of the cost to build the home of my choice?

We cannot tell you exactly how much the home of your choice will cost. Each plan has been tested many times in actual construction, but prices vary so widely from area to area that only a local expert can give you fairly exact information. That means a contractor, materials dealer, or perhaps your local bank or building and loan association. In general, costs are reckoned on a square foot basis; and in most areas these costs will range from \$10 to \$15 a square foot of living space; assuming that the work is contracted out. Costs also will vary with the extras you add to the plans, and

the amount of work you do yourself—like landscaping, or decorating.

In order to help you get a rough estimate of cost, the size of each house is shown by square feet of living area. Unless otherwise specified, this does not include porches, garages, terraces, etc., since many of these features are optional and, of course, cost less per square foot to build than the main dwelling.

I like one of your plans very much but want to see what it looks like when it is built. Can you tell me where, in my neighborhood, I could see this house?

We regret that we cannot tell you exactly where in your area you can see a finished house built from the plans you select. Most homebuilders intend to move the moment their houses are built. We don't get the addresses of the building lots from people who build plans. We would like to furnish this information, but under the circumstances only rarely can we do so.

What are the advantages of an architect-designed house?

A house designed by an architect who is a small home specialist has all the features that you look for and want. Comfort and convenience in living are planned within an attractive exterior. Every foot of livable space is made use of to your advantage. From a practical point of view, it is easier to obtain the best mortgaging and financing on such a house. If you should ever want to sell it, you'll get a much better price for the architect-designed house. It has extra value built in.

I like one of your houses, but it would fit better on my lot if it were reversed—the garage on the left instead of the right, etc. Can I get reversed plans?

If you desire, we will furnish reversed plans. If you find that a particular house plan would suit you—or your lot—better if it were reversed, we will (on request) send some of the blueprints transposed as in a mirror. If you order four sets of plans, for example, we will send two mirror images, and two in the original position so that you can read the figures and

directions easily. Experienced builders and contractors find these blueprints entirely satisfactory to work from.

Can you make changes in blueprints for me?

Your contractor can make changes in dimensions on your plans, in most instances with little trouble. However, if you wish to make serious alterations in the plans, why not look a bit further among our other plan books first? You may find exactly what you want in another plan, or you may find one that can meet your requirements with only minor changes, which can be made locally.

Can I build my house of brick or concrete block, although the description calls for frame construction?

If the house plan (or example) calls for frame siding, you can build it of brick, concrete block or other materials. Your contractor can do this easily; only the width of the exterior walls must be adjusted.

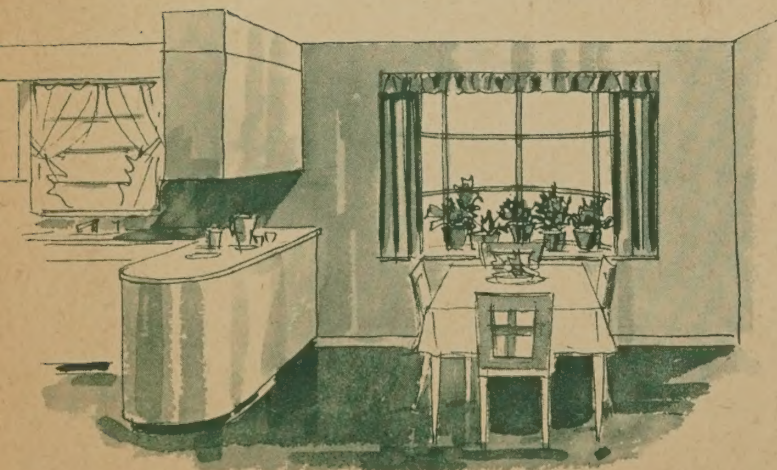
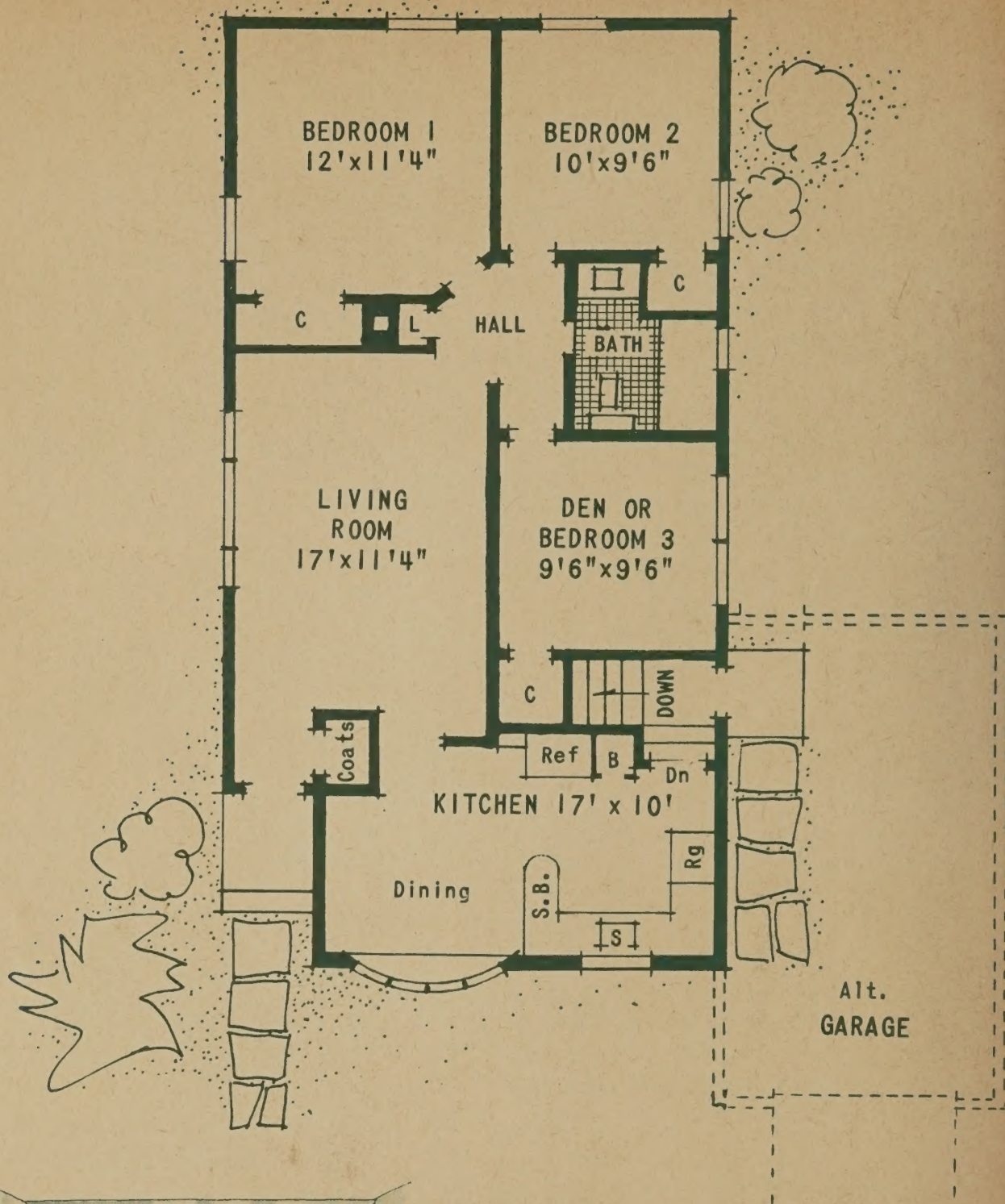
How can I obtain cost estimates for the plan which I like best?

Only local experts can give you exact estimates of labor and materials. To aid you, a lumber check-list is included with blueprints so that exact quantities can be figured for the plan you select, in your own building area.

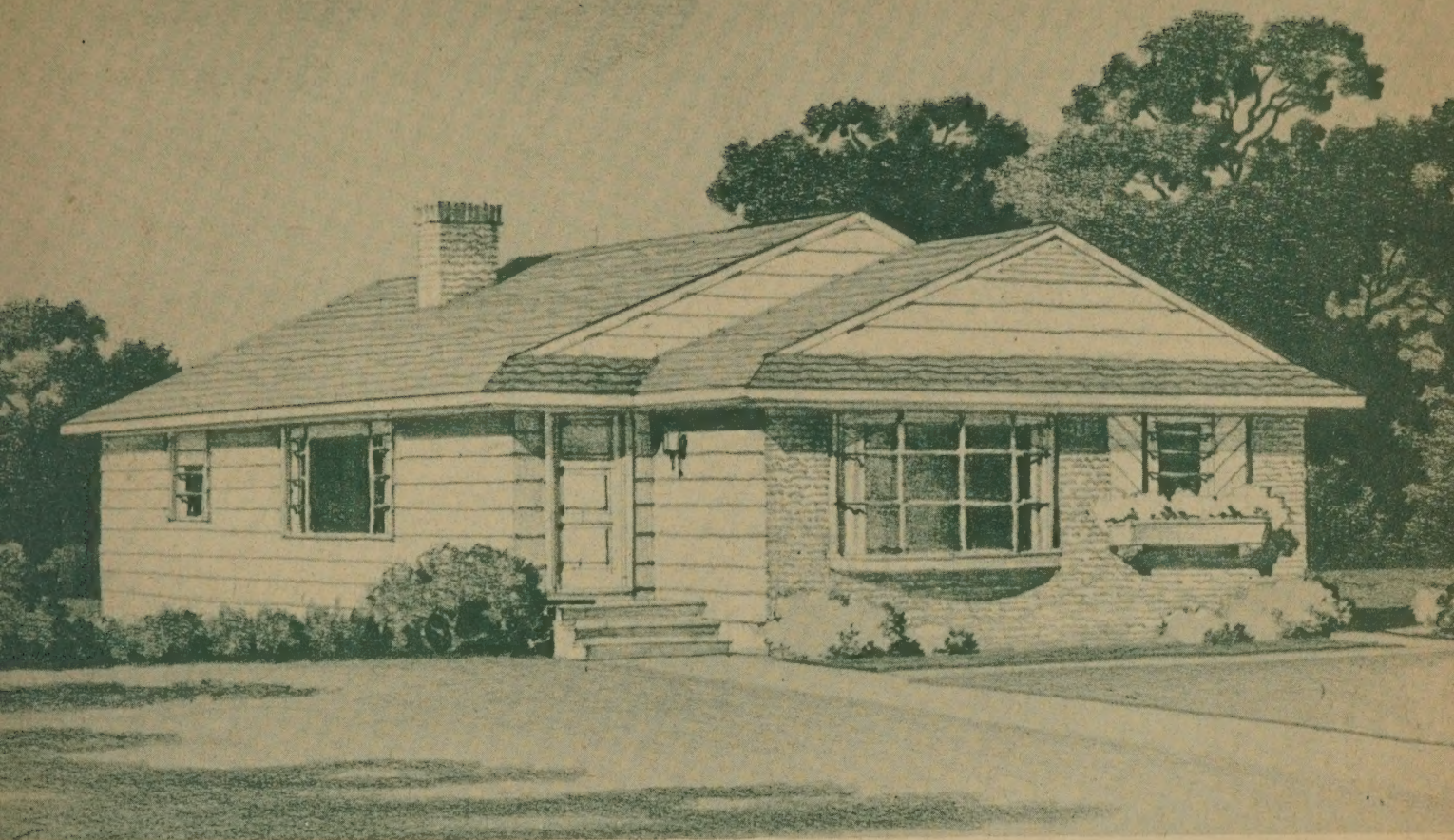
I would like to have a utility room in the plan I like, but not a cellar. How can I do this with your blueprints?

If the plan you choose calls for a basement but you would prefer a utility room, no serious problem arises. The space occupied by the approach to the basement and the basement stairway usually is big enough for the heating plant and water heater. Such a change can easily be made from our blueprints by your contractor.

Conversely, the adaptation of a basementless plan to one with a basement can be made by your contractor.



The snack bar, with cabinets above, separates kitchen area from a lovely dining space, where a wide bow window is elegant enough for a formal dining room. It's truly a budget-bonus—a 9'4" by 10' family room.



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MOST FOR A MINIMUM BUDGET, Cover Feature

PLAN NO. J-1690

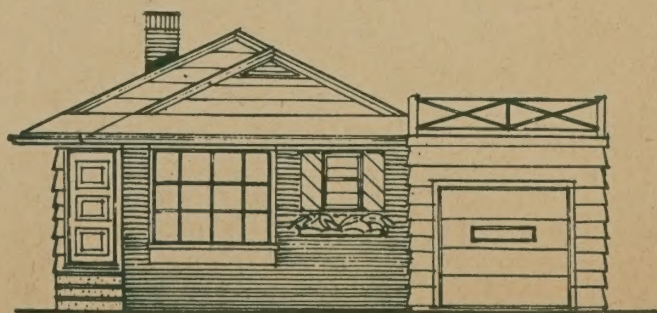
Only 22' wide, this compact, clever ranch house fits the modern family as though it was tailor-made. One of the nicest features is the aspect from the street, with the hospitable door and the lovely bow window presenting an inviting introduction to the comfort within. A most unusual part of the plan is that, like the newest ranch homes, living zones are clearly defined. The kitchen and dining room occupy a full 17' across the front and the living room and bedroom that doubles as a den take up the central section, with the two bedrooms and bath at the back. This house has the bedrooms grouped around a core hall in order to save every possible square foot for livable area, with cross ventilation in the two at the back, and two clear windows in the third. The busy housewife will be delighted with the kitchen, an efficient U-shaped

work area, complete with snack bar at one side. The service entry leads down to the basement as well as into the kitchen from a sheltering vestibule. Formal dining is easily accommodated in the smart, bow-windowed area at the front, while the living room at the side is well-proportioned for distinctive furniture arrangement. The picture window would present a lovely view on a corner lot. For practical planning, closets are deep and generous and of course there is a full basement for storage and utilities. Take special note of the fact that this house is as narrow as a livable home can be and even with the attached garage, could fit on even less than a 40' lot in some areas. Here at last, the economy that began with a minimum lot can be carried out to give you a home at the lowest possible cost.

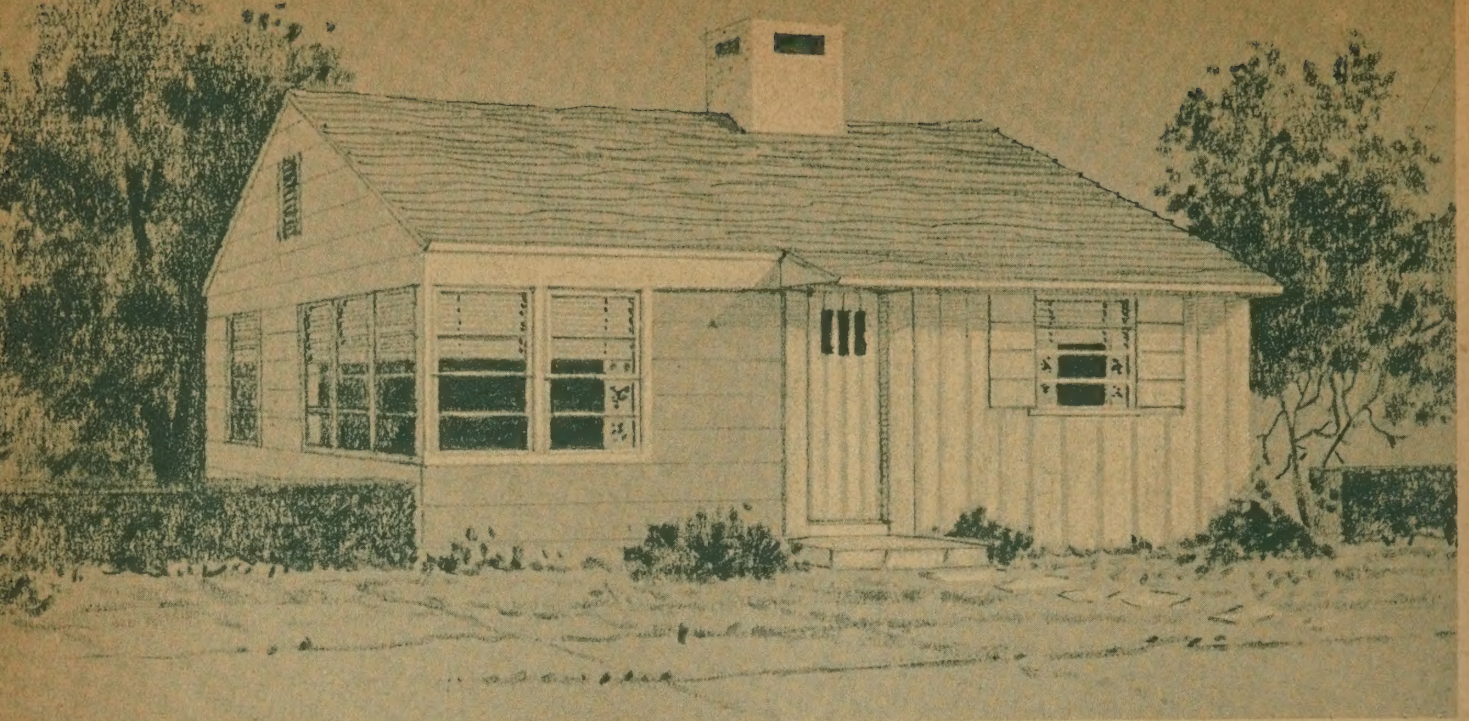
Overall Dimensions: 22' x 42'10", excluding garage.

Square Feet: 866.

Architect: Lester Cohen.



Elevation showing how attached garage appears, with overall width only 32'.



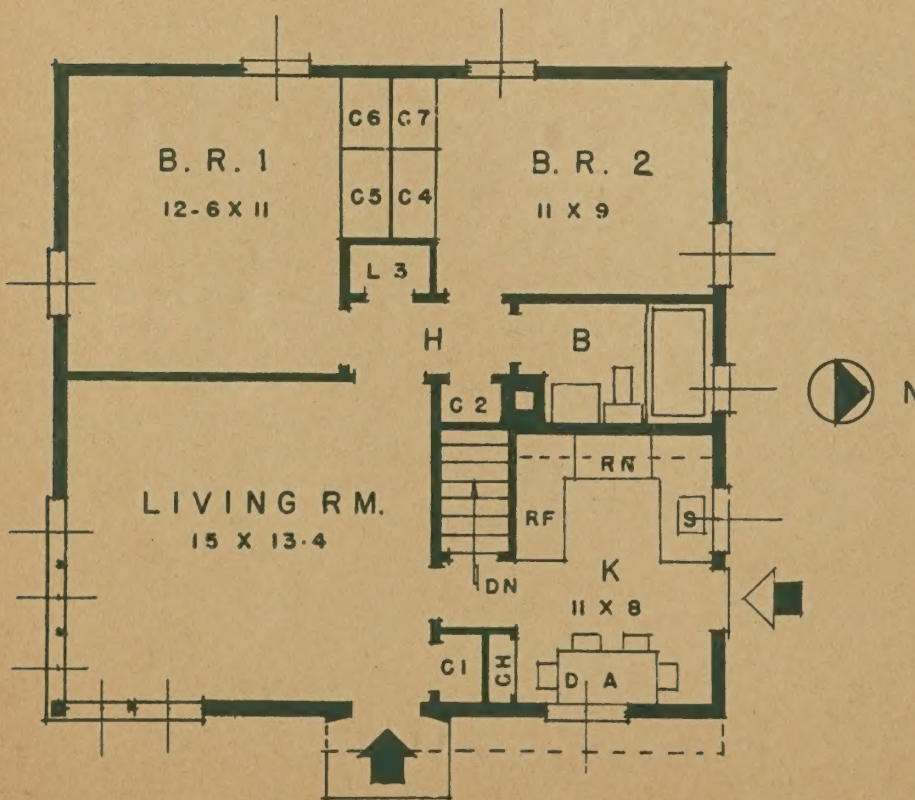
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WINDOW MAGIC

PLAN NO. J-5204

Large window areas are not only for luxury houses. The expanse of windows at the corner of the living room was achieved by the use of five windows of stock sizes, placed side by side. Practical, and oh-so-handsome. A 27' square plan is about the minimum for a two-bedroom house, but this home gains distinction by the overhang that shields the front door and kitchen window. Vertical siding under

the overhang, painted white in contrast to the barn-red of the rest of the house, takes away from any boxy effect too. In this house there are eight closets; those in the bedrooms have sliding doors as space savers. A boon to the busy housewife is the kitchen, large enough to eat in, and convenient to the front door. Here is a home for ease and fun.



Overall Dimensions: 27' x 27'.

Square Feet: 730.

Architect: John S. Burrows, Jr.

PRIZED FOR ADAPTABLE LIVING

PLAN NO. J-1620

A home that can adjust, without extra expense and with no trouble at all, to your needs for two or three bedrooms is a prize, indeed. The two chambers are comfortable and each is large enough for twin beds. A wall of closets is between, with two for the master bedroom at the back, and a large single wardrobe closet for the front bedroom. Two exposures in each room insure good ventilation here. If you need a third bedroom permanently, you can finish the multi-purpose den with a full wall, but if you prefer, leave it as indicated for a perfect family room, where a studio couch will sleep a guest. Note the huge closet that is provided should you use the room as a bedroom. The modernfold door can be opened all the way to provide a full 24' of entertaining area with the living room, and sliding aluminum window-doors offer a magnificent view as well as providing access to the flagstone terrace out of doors. Other delightful ideas are seen in the foyer, with a planter alcove at the arch to the living room, and an unusual glass wall on the kitchen

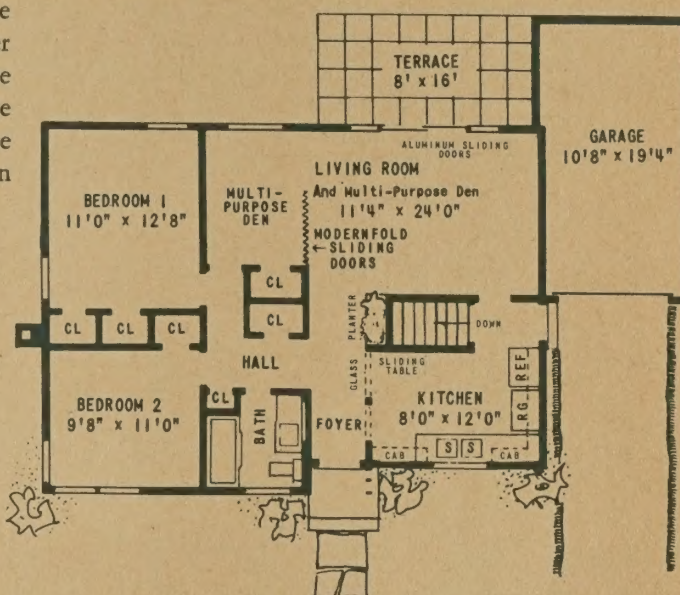
side. As you can see, you've got real center hall planning, with excellent traffic circulation to all areas of the house. The kitchen is at the front and has a lovely wide window over double sinks. Plenty of cabinets and counter tops are arranged in a comfortable L allowing maximum space for a dining nook (with a sliding table) at the glass wall. The service entry is just a step away from the garage in wet weather, and you can reach the cellar and kitchen from this entry for an extra bonus to save tracking through. Another thoughtful feature of this plan is the bathroom, just off the foyer and featuring a vanity-lavatory for use as a guest powder room. Adaptability is more than an idea here. It's a part of the basic plan.

Overall Dimensions: 36'0" x 25'8",

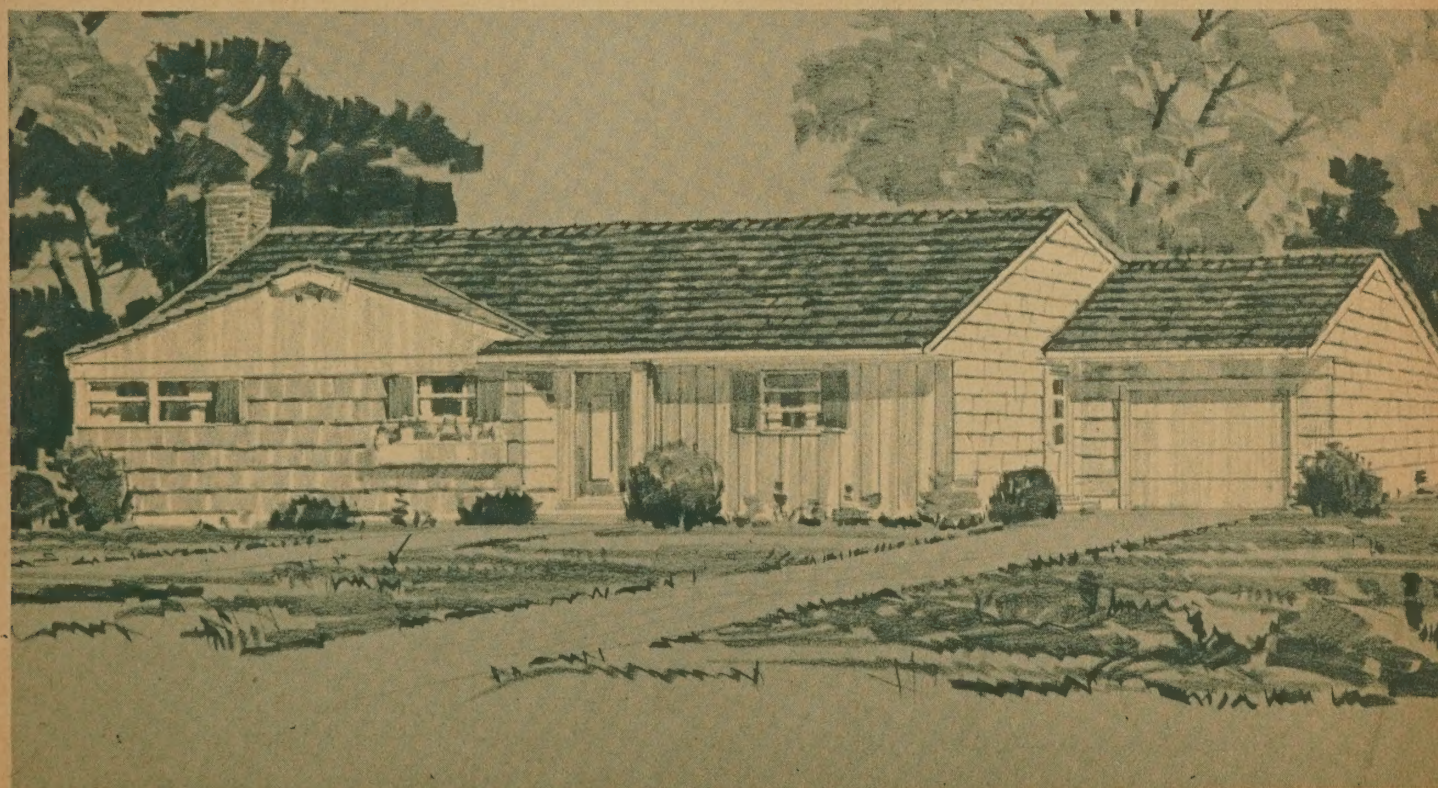
excluding garage.

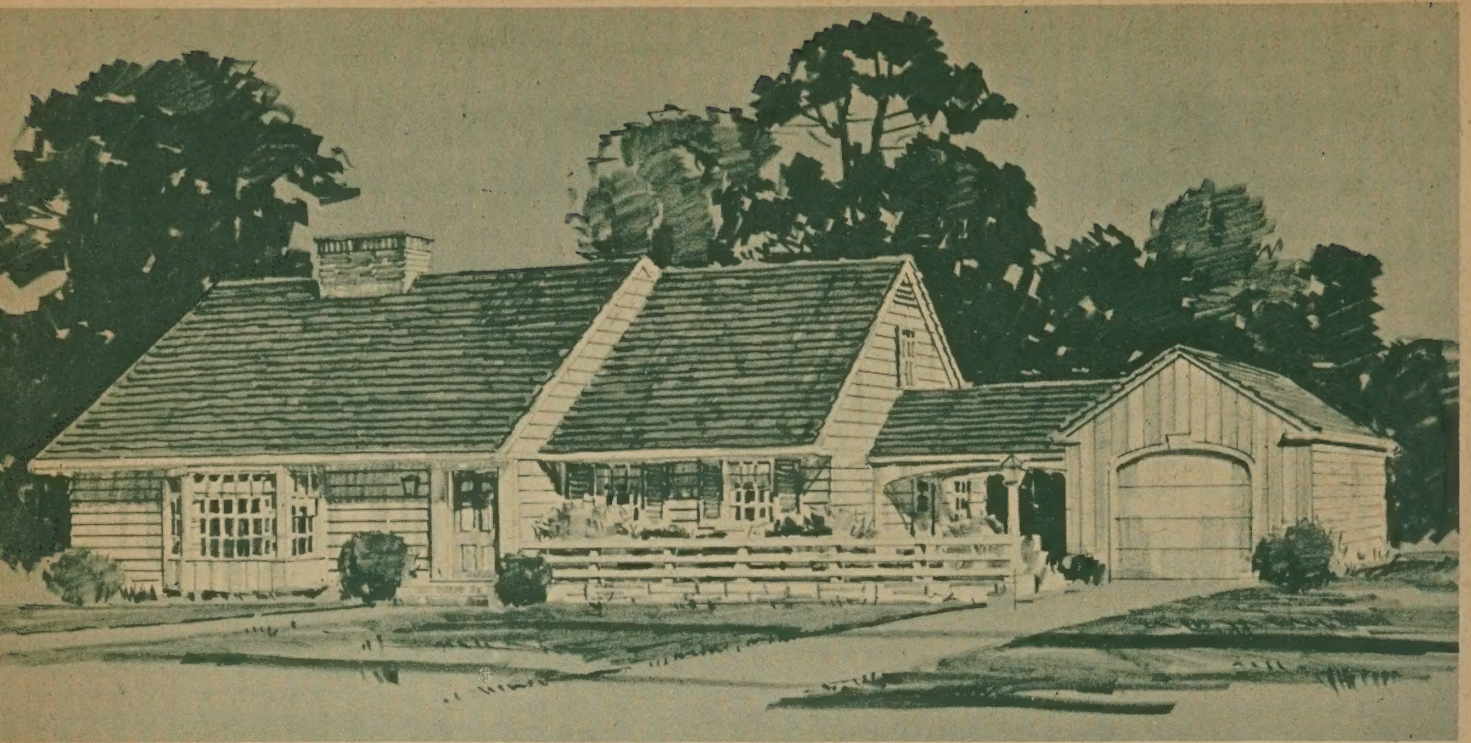
Square Feet: 891.

Architect: Herman H. York.



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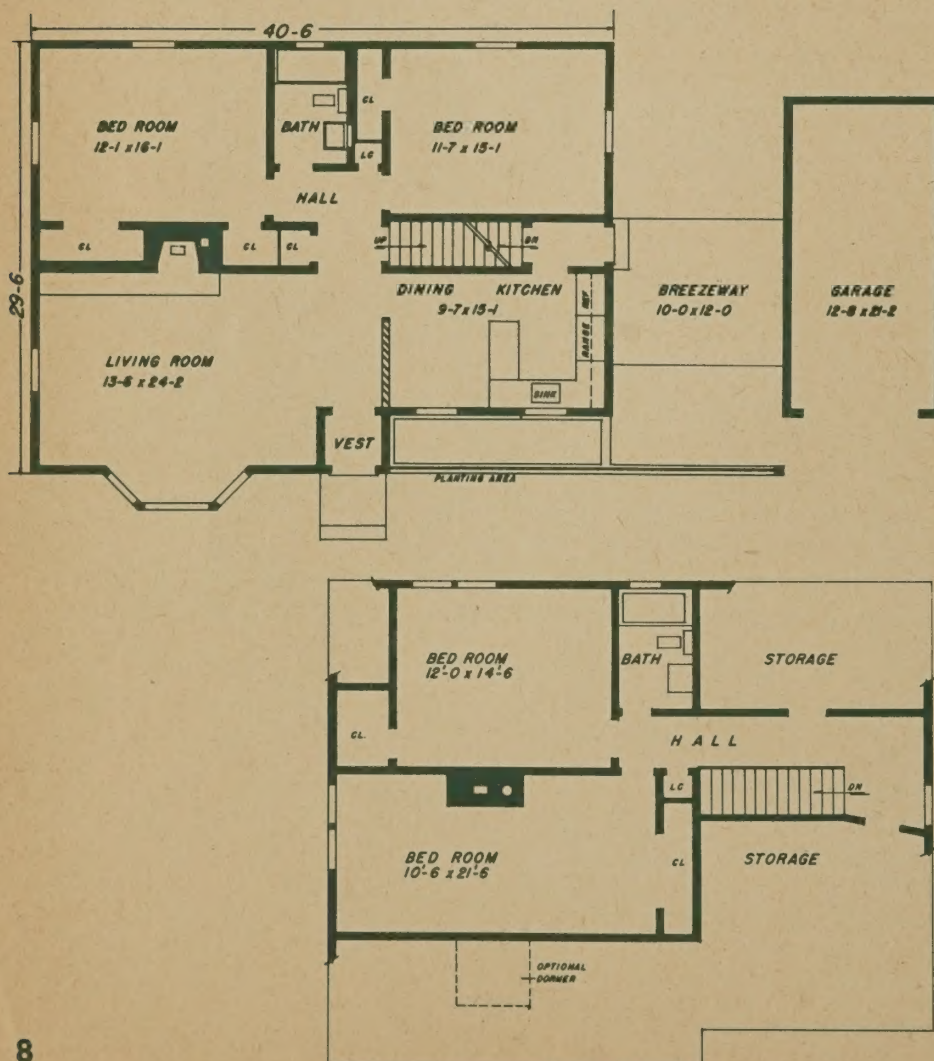




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ALL-AMERICAN LIVING

PLAN NO. J-52496



There's a blend of old and new here, with the long, low lines of the house, enhanced by the bay window, and emphasized by the white fence around the kitchen garden at the front. Inside the foyer a delightful contemporary touch is the wood-slat, floor-to-ceiling screen, shielding the dining area, with the kitchen convenient yet separated. The living room is a joy to decorate, with the fireplace as a focal point opposite the bay window. A minimum hall at the back lends privacy to the two bedrooms and makes the bathroom convenient for a guest powder room. Upstairs there are two more bedrooms and bath to be finished when you choose.

Overall Dimensions:

40'6" x 29'6".

Square Feet: 1,215 (1st floor).

Architect:

Herbert C. Struppman.

POPULAR AND PRACTICAL

PLAN NO. J-1535

Smart styling, maximum living comfort and budget cost all combine to create a home that has been popularity tested from coast to coast. Wonderful windows are another reason, especially the stunning, full view picture window that overlooks the front lawn from the living room. As you enter the classic front door, you find a trim vestibule with a large closet to serve as draft deflectors for living room comfort. Two exposures insure all-weather ease for this handsome room, and dining area and bedroom hall are readily accessible without unnecessary use of the living area.

Almost 180 square feet are turned over to dining-kitchen use and two wide windows make these rooms sunny and cheerful always. The U-shaped arrangement of the kitchen saves extra steps for Mother, and while the island counter-bar serves as a room divider, you can add folding doors or curtains to close off the dining room at meal-times. Note the convenience

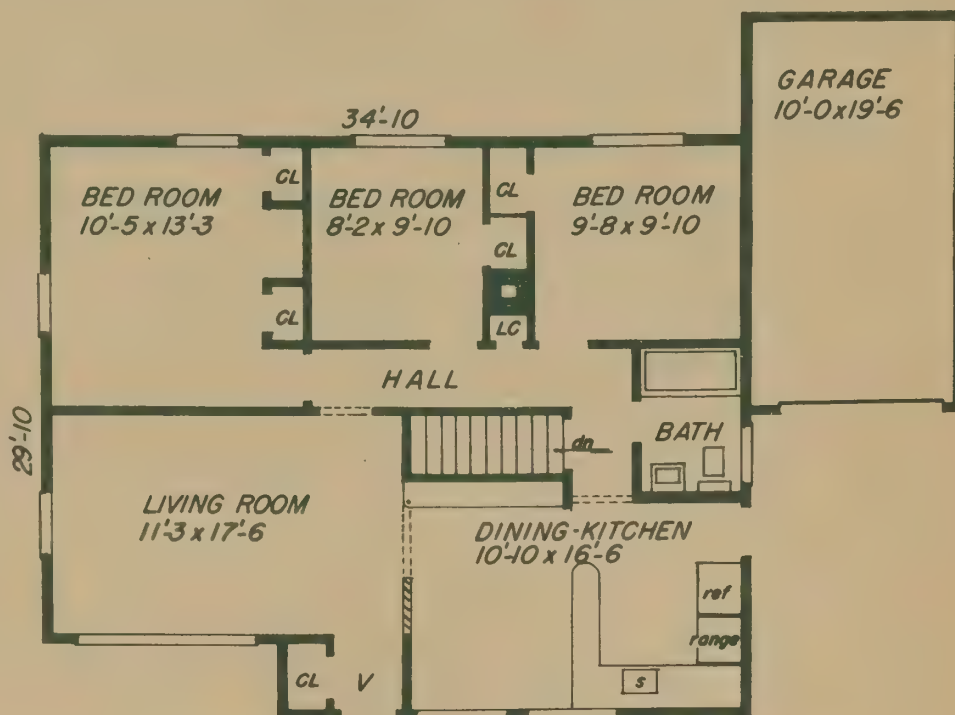
of the service entry into the kitchen or on through the door to reach the cellar stairs and bathroom without going through the main part of the house. At the back there are three comfortable bedrooms, a real surprise in house of less than 1000 square feet. Closets are plentiful and the alcove in the master bedroom is the perfect place for a built-in vanity. Of special importance if you have a narrow lot, without the garage this house can fit a 50' lot easily. It's proof that good planning can mean a lot when you build.

Overall Dimensions:

34'10" x 29'10", excl. gar.

Square Feet: 990.

Architect: Alfred H. Ryder.



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BIGGEST PLAYROOM NEWS

PLAN NO. J-1623

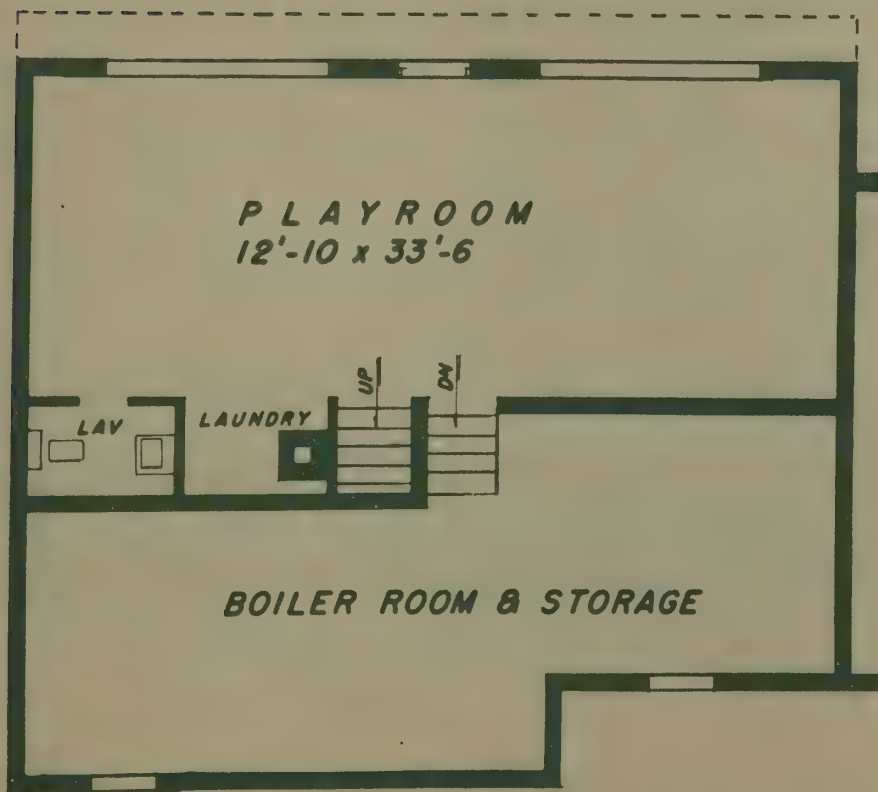
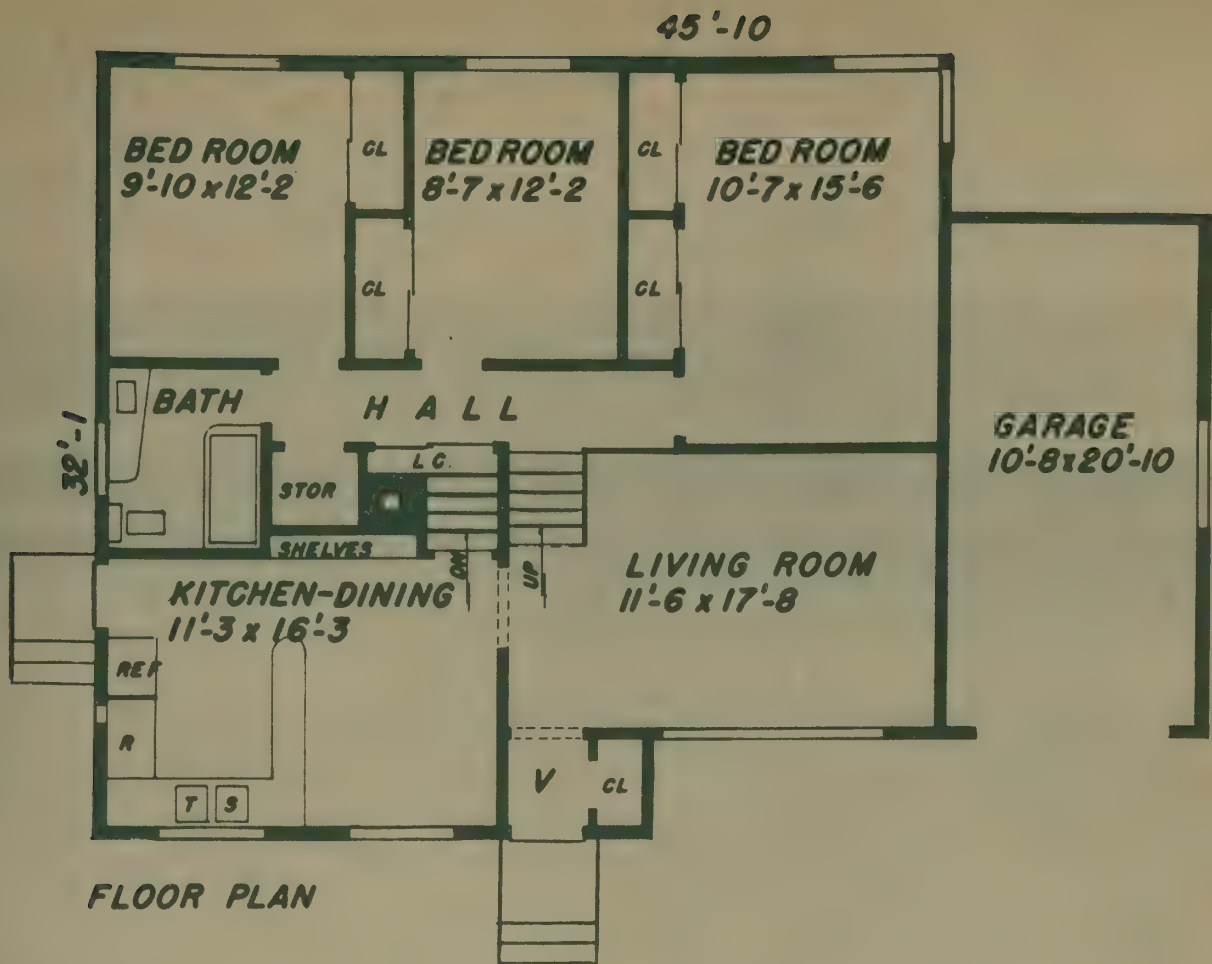
This delightful ranch-style split level plan makes news wherever it is seen, with a plan chock full of extras. Of course, the most important news for any family is the tremendous playroom on the lower level, almost 34' wide, and boasting of huge picture windows to brighten this all important second living room. The convenient lavatory is a bonus (economically placed under the family bathroom for plumbing savings), and the laundry area is most practical, just to the side of the steps reached from the kitchen. On the entrance level you'll find the good-sized kitchen-dining room, beautifully divided by the generous island counter or snack bar. Big view windows offer a wealth of light and air and compact cabinets and utility arrangement mean step-saving for

work hours. Notice the built-in shelves for pretty, practical storage. The vestibule and coat closet shield the living room from front door winds and since you can reach service, dining or bedroom areas so easily, the living room is kept foot-print free. The great window at the front is a magnificent focal point and a feeling of greater spaciousness is offered with the open railing of the bedroom hall-balcony. Each of the three bedrooms is provided with full-length, sliding door closets, and the master bedroom has a full wall of this wonderful storage. Additional putaway space is found in the cellar area and roomy garage. It's not hard to see the advantages of multi-level planning, at its best here for the budget-conscious home builder.

Overall Dimensions: 45'10" x 32'1", including garage.

Square Feet: 1,000.

Architect: Herbert W. Neumann.



CELLAR PLAN



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INDIVIDUALIZED EXPANSION

PLAN NO. J-1691

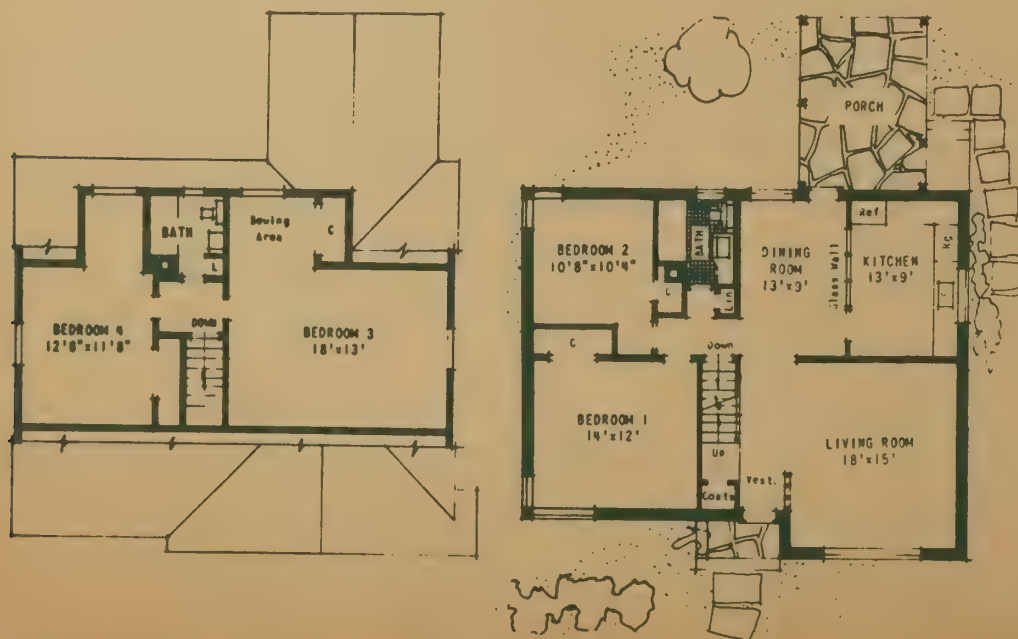
For a lot no larger than 50', this trim expansion house is a "natural". Brick and stone veneer are the perfect exterior materials, and contrasts of bright windows and wooden gable make the house sparkle with charm. As you enter, you'll find a vestibule formed by a coat closet on one side, and wood lattice posts on the other. The stunning ranch picture window at the front makes the living room seem even larger, and through a graceful arch, the dining room behind is every bit as smart for formal as for informal dining. A most unusual touch is the floor-to-ceiling glass partition that separates the kitchen, providing bright interior contrasts for both rooms. With work areas arranged in a convenient L at the far side and back, you'll want to tuck a breakfast bar right on

that unusual wall. The covered porch at the back is inviting and you'll take advantage of outdoor cook-outs on a portable grill in good weather. The two bedrooms shown have corner windows and closets are especially large. They share a full-sized bathroom with built-in vanity at one side. For future expansion, the attic can be turned into two more bedrooms, with a shed dormer at the back to form pretty alcoves and add a second complete bathroom. For best use of space, and for an easy building budget, this expansion plan is tops.

Overall Dimensions: 37' x 30'.

Square Feet: 985.

Architect: Lester Cohen.



MULTI-LEVELS IN A COUNTRY COLONIAL

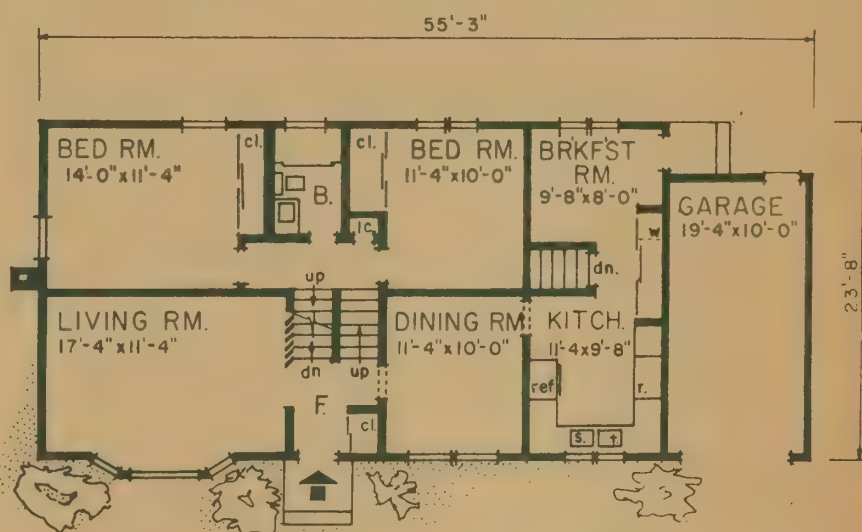
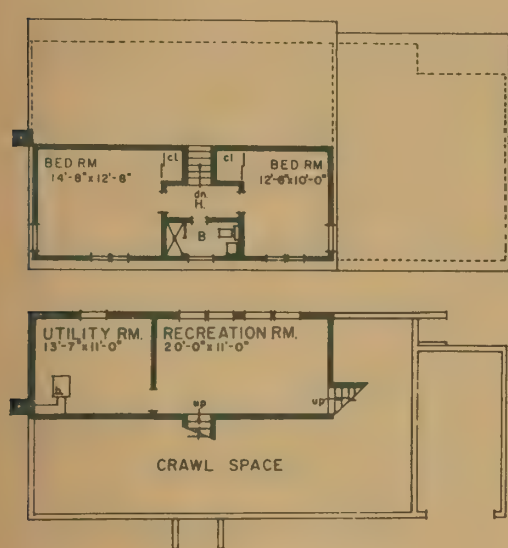
PLAN NO. J-1625

Here is the unusual home that blends all the best features of split level living with the dignified, spacious two story appearance of the best in Colonial homes. As you enter the house, you find that there's nothing old-fashioned about the plan—it's the newest split-level planning with a stairway leading to a bedroom hall, just a half flight from the foyer. Here there are two large bedrooms, with double sliding door closets for each and a family bathroom between. Up another half flight from the stairway opposite the bathroom you will find the front bedrooms on the level above the living areas. Thus

you can count on four, full bedrooms and two baths. Down from the entry foyer, you will find that most welcome of extras, the recreation room, large and inviting with its four big windows at the back. Plenty of room for the largest party. On the entry level, if you turn right from the foyer, you will be in the dining room, a well-planned adjunct to family and guest meals. It opens from the kitchen, where a full U-shaped room has all the work and cupboard space you'll need and want, and to the back there is a spacious and cozy breakfast room to add the perfect bonus in good living.

Square Feet: 1,000 sq. ft. (1st and 2nd levels); 465 sq. ft. (front bedroom level); 420 sq. ft. recreation room.

Overall Dimensions: 55'3" x 23'8", including garage.
Architect: Herman H. York.



FLOOR PLAN

ATTIC AND BASEMENT PLANS, Reduced Scale

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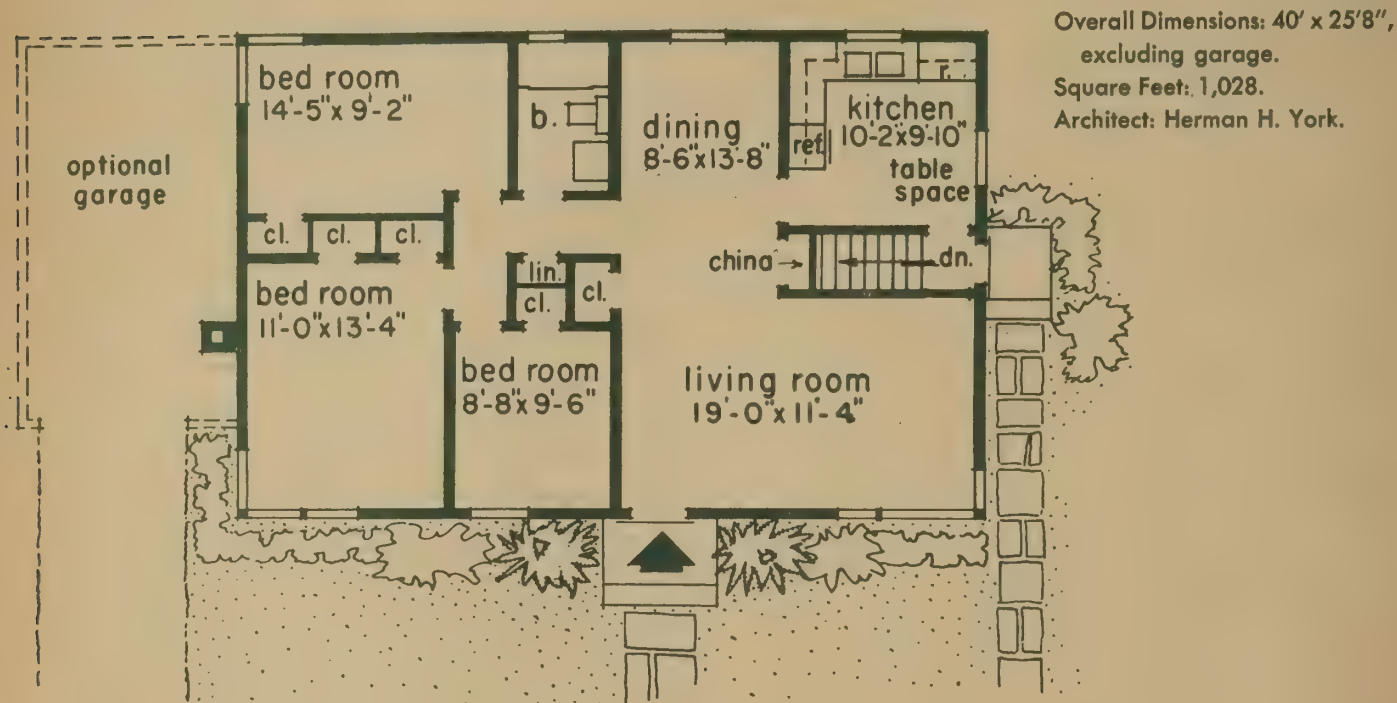


RAMBLER FOR HAPPY HOMEMAKING

PLAN NO. J-4552

This clean-lined house of white shingle and siding has slightly over 1000 sq. ft. and yet there is space to spare, and six, full rooms, with the real luxury of a separate dining room. A convenient back vestibule saves living room traffic, with cellar stairs and kitchen both easily accessible. Corner windows are a lovely touch in the living room, and there is good snack space in the well-ventilated, efficient kitchen. Three good sized bedrooms make this compact house comfortable even for a family of six, if double decker beds are used in the small front

bedroom. Or a door to the living room would turn this into a TV room or den, with studio couch for guests. Seven large closets make storage no problem here, and the china closet off the dining room and kitchen is especially useful. Note the high corner windows in the two large bedrooms for maximum light and privacy, without interfering with the wall space below. Window boxes and shutters add a touch of delightful hominess. True adaptability for the small lot, since the garage is optional, is an economy extra.



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PICKET FENCE BY LAMPLIGHT

PLAN NO. J-5227

Designed for southern exposure, this modified Cape Cod house is suitable for a family with growing children. The pleasant front yard makes an admirable play space sheltered by the ell of the house, and this same secluded space will be enjoyed by all the family. For perfect family privacy and excellent traffic circulation, the vestibule, with its double coat closets, offers direct access to the bedrooms at the back of the house. Each of the three bedrooms is cozy and spacious. The master bedroom has two large closets, and the other bedrooms share a closet wall between, and each of the smaller bedrooms is good-sized enough for twin beds if your family is larger. Notice the convenience of a covered entry from the garage right into the house, with space set aside at the back of the garage for storage also. The kitchen is smartly square, incorporating plenty of cupboard and counter space. There is a service entry and with the bathroom adjoining the

kitchen, the children can come in for wash-ups without needing to go through the important rooms. The large living-dining area is L-shaped, and enjoys ventilation on three sides. The striking picture window at the front is a particular prize, and the tiled fireplace offers a focal point opposite. The exterior of this cottage type ranch house is unusually attractive, with its white picket fence and charming colonial lamp post, which lighted at night, frames the white exterior in a cheerful, mellow glow.

Overall Dimensions: 40' x 45', including garage.

Square Feet: 1,090.

Architect: John S. Burrows, Jr.





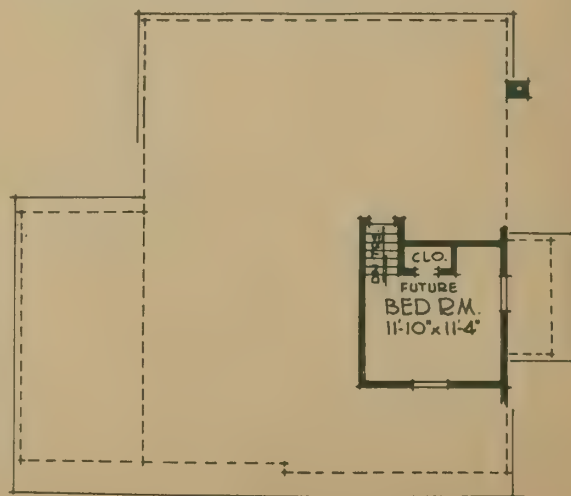
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ADAPTABLE EXPANSION LEVELS

PLAN NO. J-1692

This is not a large house, and yet what a wealth of inside space it does have. The major features of the ranch-split-level are here and this is an excellent example of why this type of home is becoming more popular all over the country. On the first, or walk-in, level you enter and find a guest closet in the tidy vestibule formed by flexible shutter doors that give privacy to the dining room. You can imagine how the whole area will look thrown into one enormous entertaining space for the biggest party. A 16' kitchen is a surprise in any home, and this one with its dinette extension, glass enclosed, is particularly unusual. Worthy of special note is the extra door from the living room to the pantry so that guests can go right down to the recreation room. Another extra is the convenient back entry, a service door as well as a private way in for the children. Of course they can get to the recreation room through the sliding window-doors that lead out to the garden. This recreation room is a tremendous area, over 400 sq. ft. of play space for young and old. In addition, there's storage area of almost 100 sq. ft. in the furnace room and an extra bath, with optional shower.

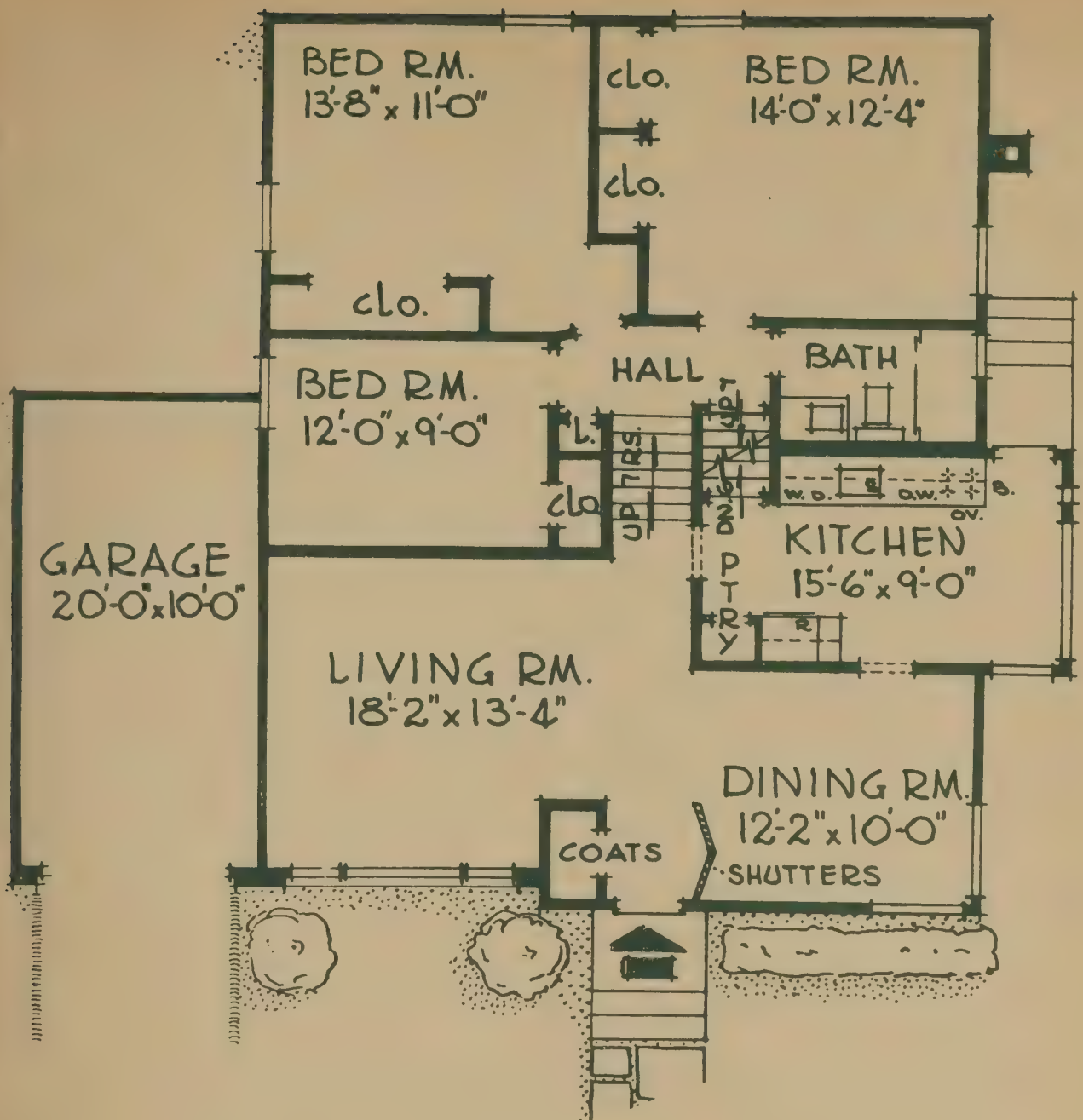
Seven steps up from the living level are the three bedrooms and vanity-bathroom. Superior closets, five of them, make storage simple, and the bedrooms are all of good size. But this lovely home has another special bonus, a future bedroom a half flight up from the bedroom hall (indicated above the stairs down from the kitchen). What a wonderful private room for a child or junior, away from the family in a domain of his own.



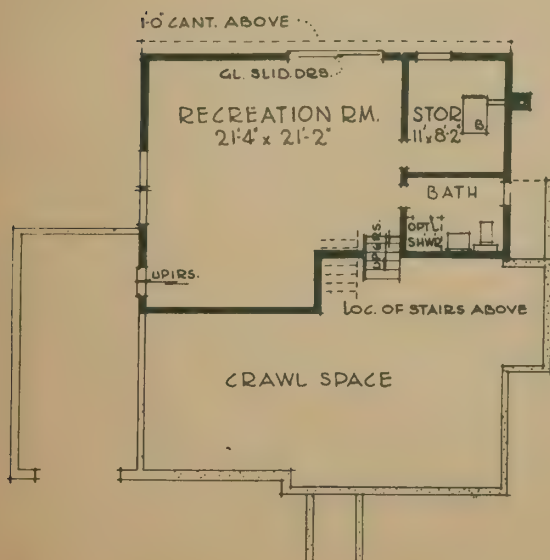
Overall Dimensions: 45' x 38'3".

Square Feet: 1,125.

Architect: Herman H. York.



FIRST FLOOR LEVELS



LOWER LEVEL, Reduced Scale



ARCHWAY PRESS, 117 W. 48, N. Y. 36

RANCH HOUSE WITH AN EXTRA LEVEL

PLAN NO. J-4620

A picture perfect ranch house, trim and inviting, greets you with its warm welcome of stone and siding enhanced by the curving bow picture window. That delightful curve highlights the living room, too, and shares honors with the deep fireplace. Through the arch at the back there is a wonderfully square dining room, a real surprise and a delight for the hospitality-minded family. A picture window wall looks out over the back garden and offers through ventilation for living-dining areas. Any home maker will take special note of the back vestibule

which serves as a shield against drafts in both dining room and kitchen and which leads right to the cellar stairs to keep your carpets and linoleum free of muddy feet. The sunny kitchen reserves a corner for a breakfast nook and the curved counter is a perfect server on the way to the dining room. There is true center hall convenience here and off the bedroom hall, three bedrooms offer a compact and comfortable sleep area. You've got two exposures in each, with plenty of room for twin beds in every room. Seven large closets mean storage

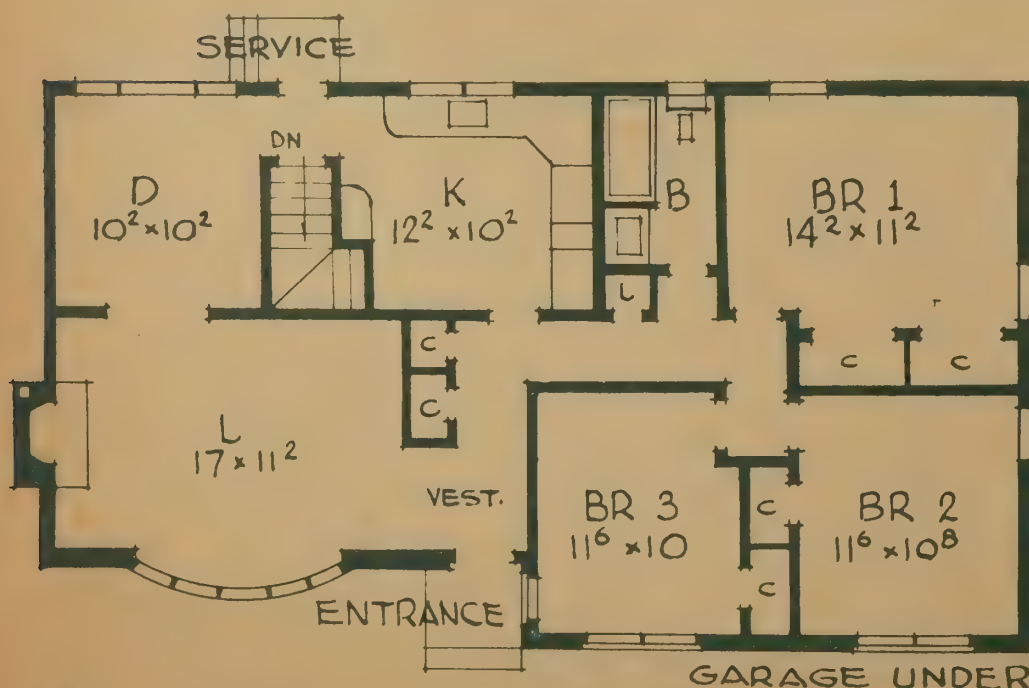
extras and there's more in the convenient cellar. The garage on the basement level is an extra in a class by itself, so convenient in any weather and a budget feature that is winning more popularity every day.

Overall Dimensions:

47'6" x 26'8".

Square Feet: 1,175.

Architect: Lester Cohen.



MULTI-LEVEL EXPANSION

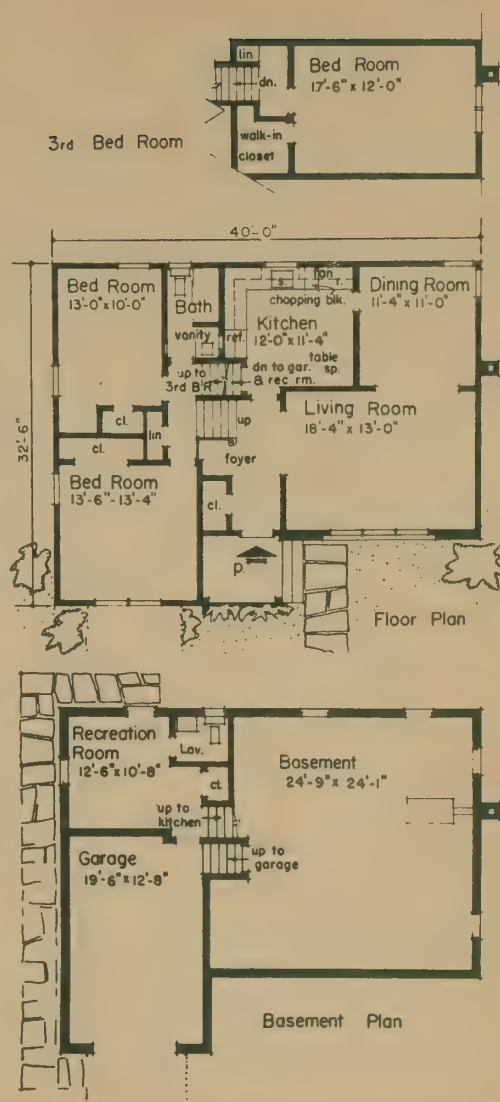
PLAN NO. J-4623

Living on three levels has been adopted by happy home owners all over the country and the popularity of this practical plan is greater than ever. But there's really a fourth level here, with a third huge bedroom and walk-in closet on the expansion level over the living area. Now at last the family that doesn't need three bedrooms can have a handsome split-level home, with the extra expansion area for storage till they finish it. The compact plan offers, too, a lovely living room with a smart picture window, a square dining room bright with corner windows and a dream kitchen with loads of putaway cabinets and work space, featuring a chopping block built-in next to the sink. A graceful half flight up from the wide foyer, the two large bedrooms have cross ventilation for solid sleeping comfort. Huge closets add their convenience, and the bathroom has a vanity alcove. The half flight up to the third bedroom is right outside the bathroom for added convenience. Six steps down from the living level there is a sunny recreation room that opens out to a flagstone terrace. The little lavatory is a welcome extra here, as is the large closet. And there's no need to track through from the garage or basement on your way up to the kitchen. Thoughtful planning means a bonus of the best living on all levels.

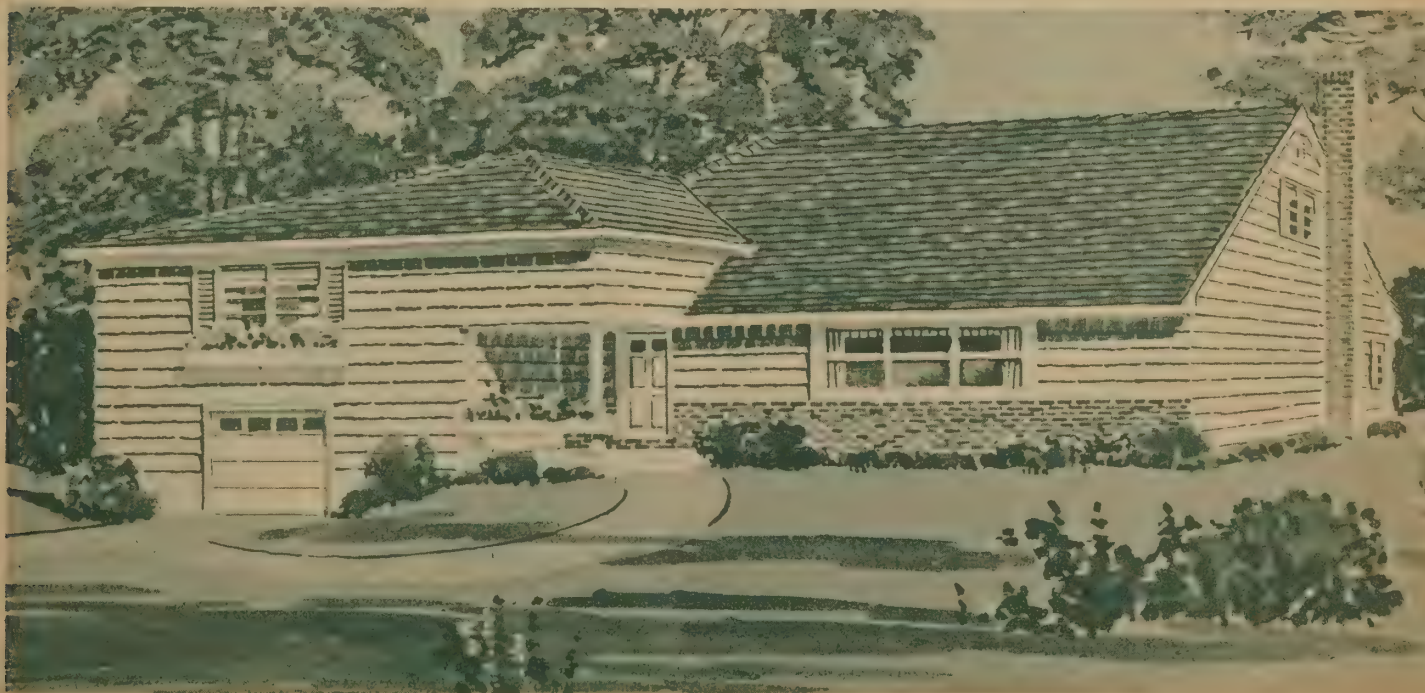
Overall Dimensions: 40' x 32'6".

Square Feet: 1,122 (excluding recreation room).

Architect: Herman H. York.



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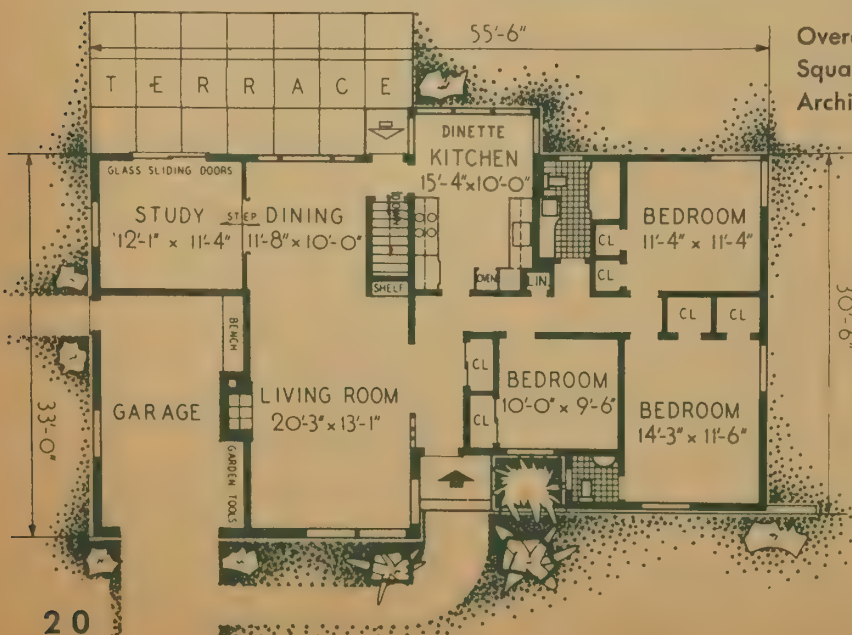
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RANCH HOME EXTRAS, Cover Feature

PLAN NO. J-1693

Living indoors and outdoors is considered in this trim rambler with a smart, modern look. The exterior is simple yet striking in brick and shingle with awning windows outlined by shutters. This is basically a center hall house. The entry, sheltered by the overhang of the roof, two steps up from the garden path, has a flower-filled planter wall of interesting proportion. Once inside, the living room and dining room are to the left, with an ample coat closet along the bedroom wall. The living room has two features that householders love: corner windows and a welcoming fireplace, focal points that make placement of your furniture so easy. A shelf at the far corner might be adapted for television, unless you prefer to have your viewing in the study, one step down from the dining room. This adaptable room has glass sliding doors that

lead to the terrace for summer living. The kitchen is extremely convenient, with a sunny dinette in the bay, and a feature in the wall oven and counter top burners. Economy in plumbing is provided with the fully tiled bathroom back-to-back, and a guest vanity is a luxury bonus. Two of the three bedrooms have two exposures, and the master bedroom has a real convenience in the extra lavatory. Big, double closets are featured in every bedroom and the architect has used sliding doors as space savers in the third chamber. The garage has been integrated with the house, affording extra space for workbench and garden tool storage. Circulation is excellent throughout, with an L-shaped hall insulating living from sleeping areas, and entry to the cellar stairs right from the service door.



Overall Dimensions: 55'6" x 30'6", including garage.

Square Feet: 1,185.

Architect: Alwin Cassens, Jr.

SPECTACULAR RECREATION ROOM

PLAN NO. J-4610

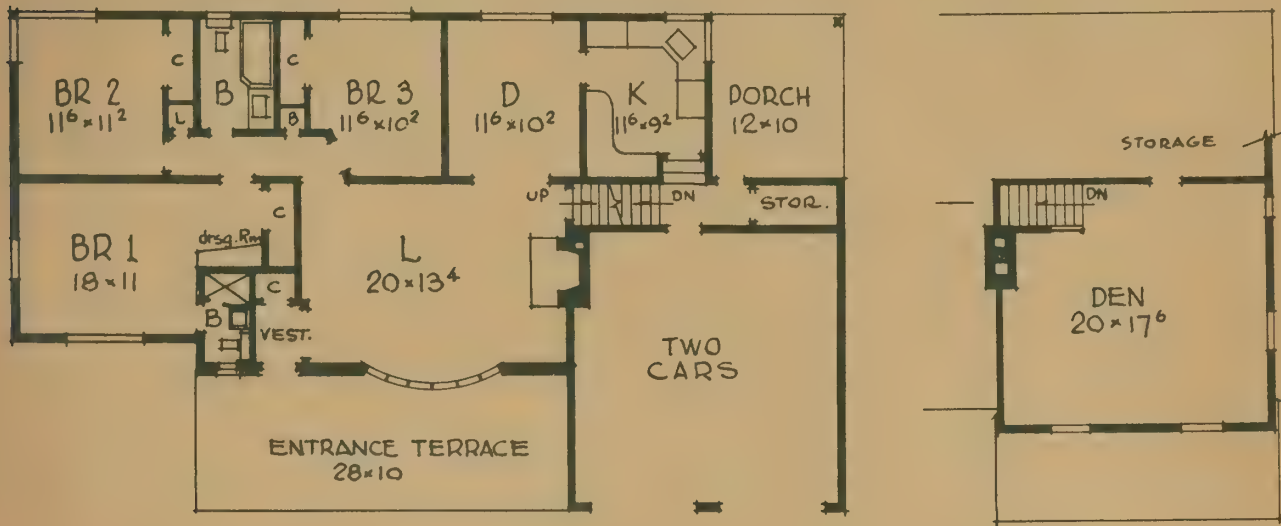
Here is the wide, low ranch house that has a special feature borrowed from the split-level without losing its rambler perfection. And there is that wonderful extra recreation room-den which has always been such an important feature on the basement level of a multi-level plan—but what a difference! Your basement is complete for all the usual utilities, but your family room for TV viewing, games, study or just good living is high, bright and airy almost 350 square feet of extra luxury above the double garage. The main level is specially planned, too, and incorporates living features that your whole family will love to call their own. Three handsome bedrooms can

each be called master chambers, and the parents' suite is superb with its shower lavatory and smart dressing room. At the front the living room is graced by the striking bow window that overlooks a paved entrance terrace. Kitchen, dining room and covered porch all combine to serve you well for indoor and outdoor hospitality. It's so nice to have just the house you want and find a clever plus that you have planned for yourself for perfect living.

Overall Dimensions: 63' x 36'4", including garage.

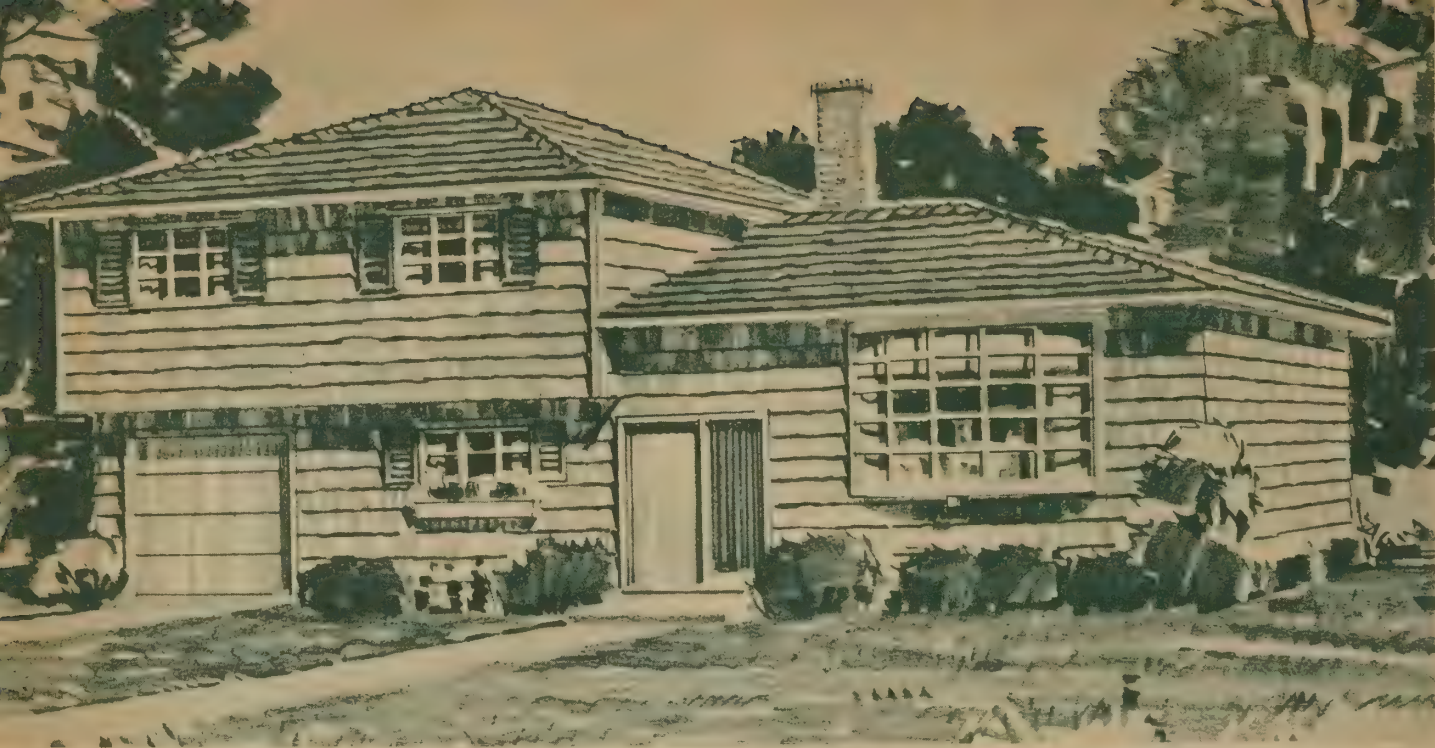
Square Feet: 1,225, excluding den and garage.

Architect: Lester Cohen.



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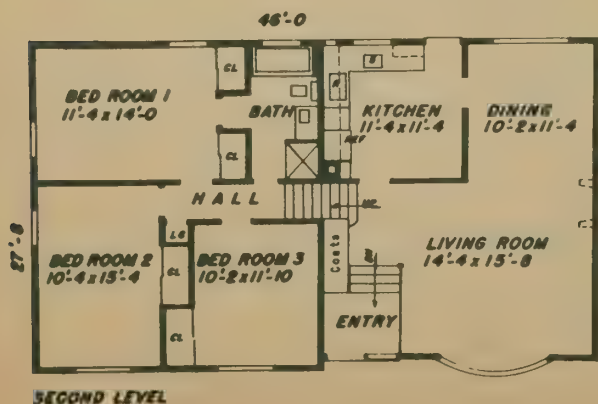
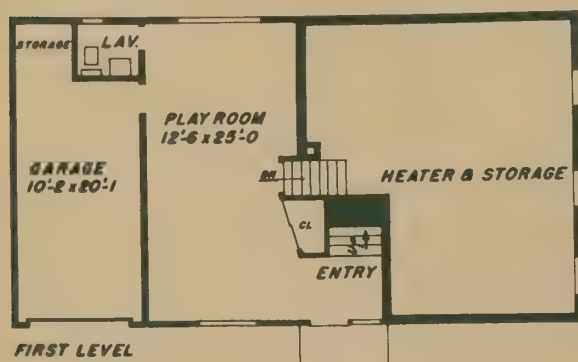
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PERFECTLY PLANNED PLAYROOM

PLAN NO. J-1694

This is the newest type of split level home, with garage and playroom on the entry level for convenience for the youngsters during the day, and the whole family in the evening. It's a second living room, above ground and through-ventilated by two, large window areas. As you walk in the front door, just turn left to this wonderful recreation area with its own lavatory and perhaps a fireplace some day. A few steps down will take you to

heater and storage area for there is a full basement under this home. To reach the living level from the gracious entry, you go up four steps past a wrought iron rail on one side and guest closet on the other. To the right, the living room is almost square with a bow window at the front, and it flows into the dining room with its own picture window. The practical kitchen is to the rear with L-shaped counters and a place for a breakfast bar in one corner. Up the easy stairs from the hall, are three bedrooms and bathroom. The master bedroom at the back has two enormous closets with sliding doors and a special door into the bathroom where there is both tub and stall shower. The children's bedrooms are at the front, both unusually large for a home of this size. A closet wall between gives each chamber a double sliding-door closet plus a linen closet in the hall. If the plan fits your family needs perfectly, the appearance of the house will please your taste, too. There is a dignified air about the front, especially the contemporary door and the opaque glass panel next to it to provide light for the entry.



Overall Dimensions: 46' x 27'8".

Square Feet: 1,175.

Architect: Herbert W. Neumann.

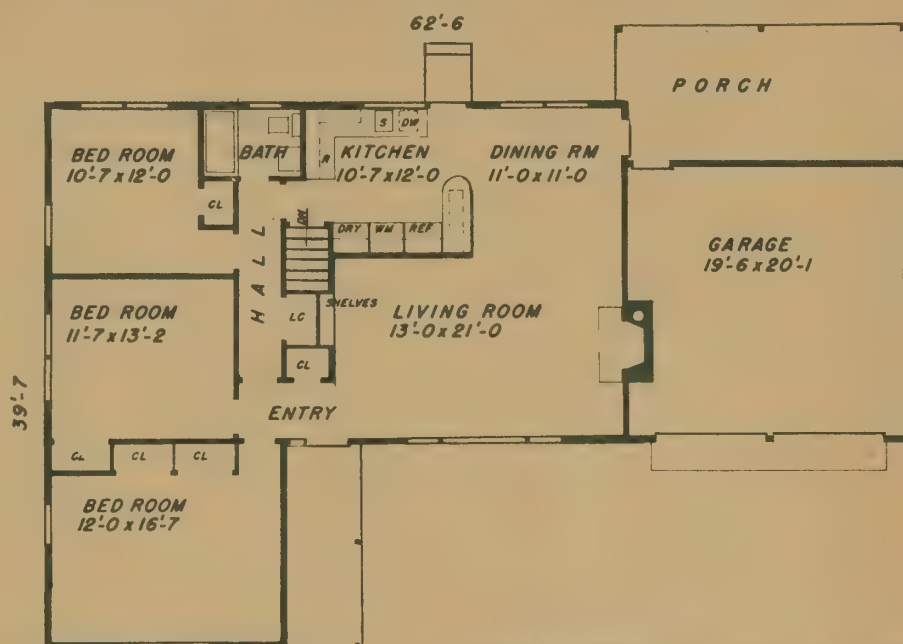
INVITATION TO GRACIOUS LIVING

PLAN NO. J-1628

The adaptability of true ranch living is well-planned in this lovely home. While there are three handsome bedrooms, for example, the chamber that is just off the entry hall can do double duty for a study-den or television room with a studio couch to turn it into a guest room. Each of the other bedrooms is comfortably large and there are two exposures in each. Back-to-back plumbing indicates easy economy for both kitchen and bathroom. Note the convenience of the rear entry and the access to cellar stairs. Space is provided in the sunny kitchen for dishwasher and a wealth of formica counters with storage cabinets above. A step-saving laundry area is arranged with more cabinets above. The island counter makes a practical and pretty breakfast bar, and there is

a pass-through to the dining room for convenience in serving and clearing. The slender wooden posts at the other side shield the dining room from door drafts. The living room is just made for hospitality, with its smart fireplace, bookcases and dramatic picture window overlooking the front garden. The attached two-car garage provides generous extra storage space for tools, toys and other extras. And for a bonus of living out of doors from spring through fall, the porch entered from the dining room is an airy extra with perfect privacy.

Overall Dimensions: 42' x 39'7",
excluding garage.
Square Feet: 1,230.
Architect: Alfred H. Ryder.



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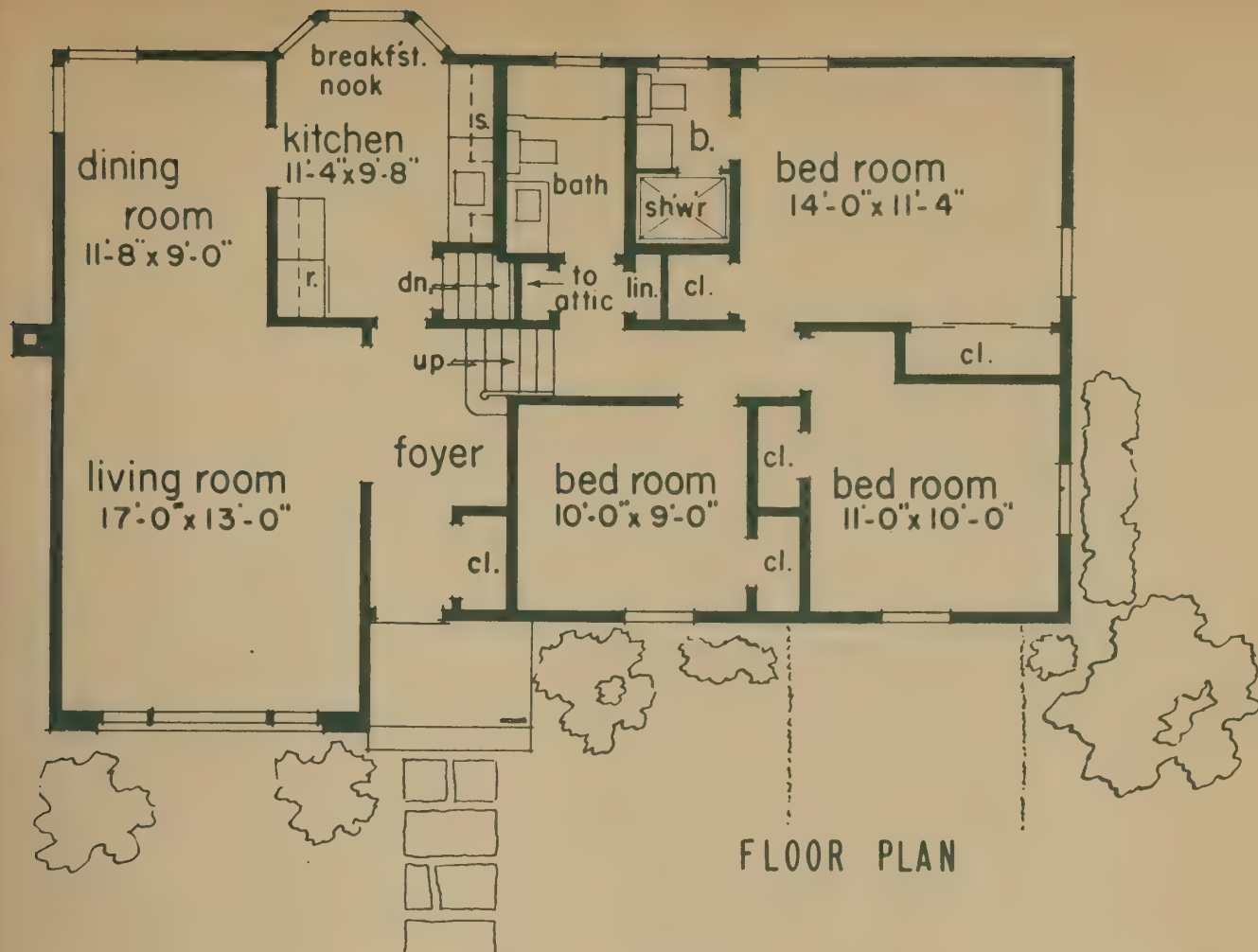
The growing popularity of the split-level plan can be traced to just such a house as this one. All the best features of two-story living are yours at little more than the cost of a single floor house. The garage and recreation room are almost a bonus, and the privacy of "upstairs to bed" without a full flight of steps to climb is an idea that appeals to most families. This comfortable house has several unusual features such as a full width living and dining area, a large, welcoming foyer, and a kitchen at the back, but just a few steps from the front door. Whole

closet walls divide the bedrooms from each other, and note the economical plumbing arrangement for kitchen, family bathroom and master lavatory. Perhaps the best of all extras are the windows, providing the background for this informal home, with the windowed breakfast nook adding real home luxury. As your family grows up, the recreation room furnishes that second living room for teen-age parties or with a studio-couch, it offers a comfortable, pleasant "sleep over" for their guests. Split-level extras are economy planned.



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Overall Dimensions: 44' x 29'9".
Square Feet: 1,155.
Architect: Herman H. York.



LOWER LEVEL



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MARVELOUS MULTI-LEVEL

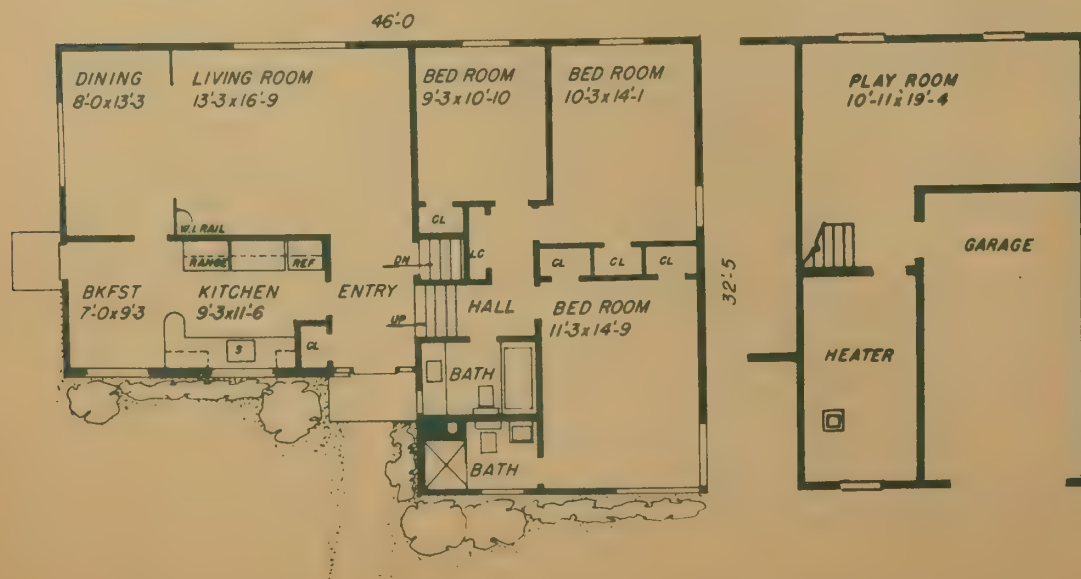
PLAN NO. J-3509

The magic of the split-level plan has been spreading throughout the country and this streamlined version has made itself right at home everywhere. This three bedroom house features a master bedroom suite, with private shower bathroom and corner picture windows. Note how cleverly the family bathroom has been placed on the bedroom level so that it can still serve as a guest lavatory. On the entry level, the kitchen is at the front to permit mother to keep her eye on the front door. View windows add brightness here as well as in the breakfast nook adjoining. At the back, there's almost 25' of living-dining

area, with graceful wrought-iron rails to mark off the dining room. Great glass expanses at the side and back allow sunshine and air to pour in. Just a few steps down is the garage level, with a playroom large enough for an informal living room, and design that permits two windows overlooking the back yard. This illustrates the practicality of a split-level house: a garage in your basement at little extra cost, and an extra room for all the family. Overall Dimensions: 46' x 32'5".

Square Feet: 1,290.

Architect: Herbert W. Neumann.



ALL-CLIMATE COMFORT

PLAN NO. J-1695

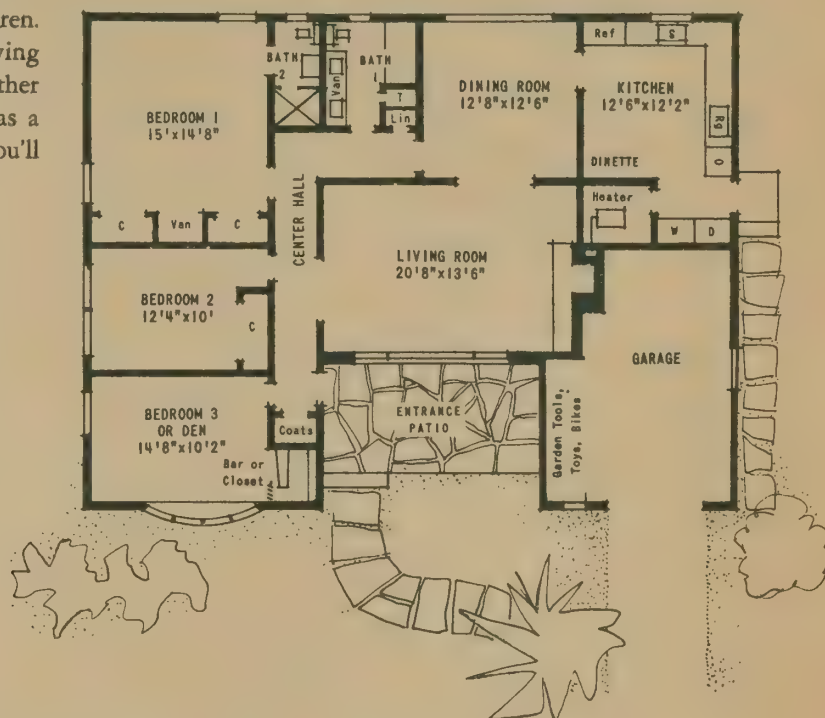
This popular patio house will fit easily in any climate from Maine to California. The handsome hip roof gives this house a dignified look that has won admirers everywhere. Another feature is the family-sized kitchen with a utility room for heater attached, and a most convenient laundry alcove off the service entrance. There's space in the kitchen for eating, of course, but in addition, a dining room that is almost square serves for formal mealtimes. The living room is at the front, with a large picture window and a welcoming fireplace with an extended hearth. This is truly a center hall house, offering the best possible traffic circulation for a family with children. The hall carefully isolates the bedrooms from the living area. In this house the front chamber can be used either as bedroom or den, or perhaps with a studio bed, as a combination of the two, if this suits your family. You'll

notice the lovely bow window and the adaptable closet that can be a bar or wardrobe. Another large closet with sliding doors is in the second bedroom, which has a double window and is light and airy. Bedroom 1 is truly master-sized, with twin closets and vanity space. It has its own bathroom with shower, back-to-back with the family bathroom just beyond. Here, a two-sink vanitory and towel shelves are plus features. The garage is designed for today's car, with extra width too for storage. Living in this lovely home is a family adventure.

Overall Dimensions: 53'0" x 39'0".

Square Feet: 1,395.

Architect: Lester Cohen.



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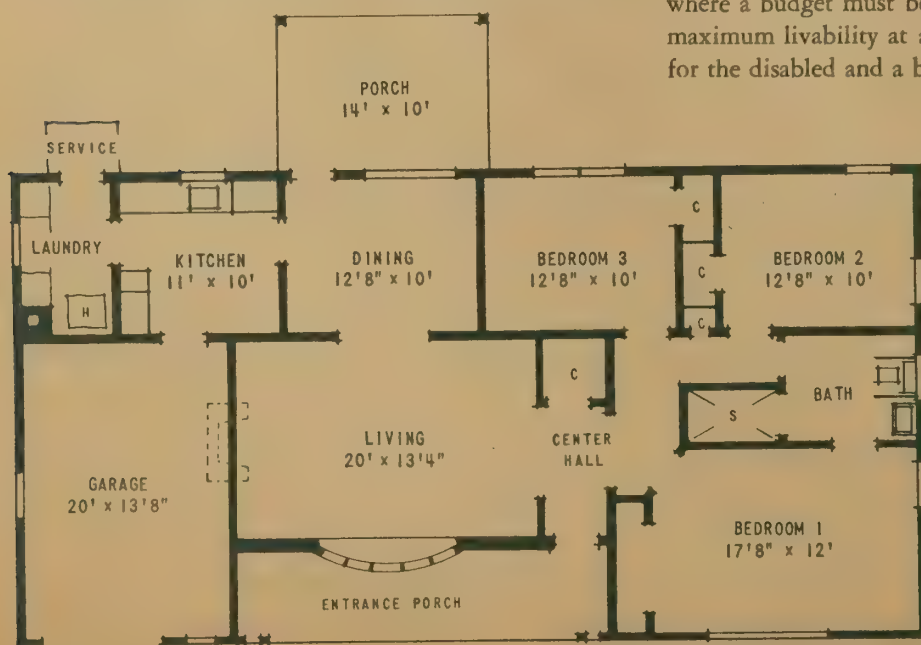
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A BLESSING IN DISGUISE

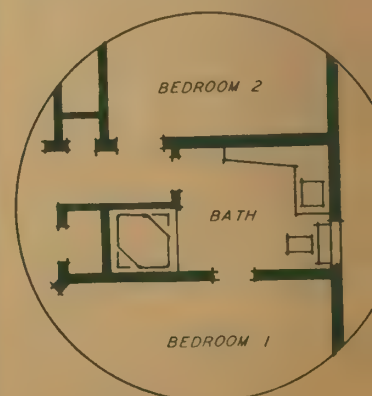
PLAN NO. J-1541

Study this delightful home carefully—see if it doesn't embody every feature to make living easier for each and every member of your family. All on one floor, with work areas laid out for easy, effortless comfort, with utilities and laundry simple to handle just a step away from the kitchen, it's a true heart saver. Designed for a paraplegic veteran, it's a home that can be adapted to any family, particularly one where there is an invalid or older person. Every room is spacious and sunny, and excellent traffic circulation keeps all major areas free but without more hall space than absolutely necessary. The living room, at the front so that the dramatic curved bow window overlooks the garden, is beautifully proportioned. Through an archway beyond, the dining room is inviting for informal as well as party get-togethers, and wide

doors lead out to a screened porch for good times out of doors. A comfortable dinette fits into the kitchen for breakfast and snacks. There are three bedrooms (for the paraplegic the master bedroom is shown as the all-important exercise room) each with larger-than-usual closets and excellent ventilation. The family bathroom is truly a room and while many families will prefer to keep it as shown with a super shower room alcove, there's so much space that it can easily be adapted to the more conventional tub, with a vanitory lavatory added. The garage is over-sized, too, which means that you'll have lots of extra space for storage of outdoor gear and perhaps a work bench for the men of the family. There's a feeling of cozy comfort and well-being about this home. Any woman will recognize the ease of maintenance it offers, and where a budget must be considered, it's hard to beat for maximum livability at a pin money price. It's a blessing for the disabled and a boon for everyone.



Overall Dimensions: 60' x 31'.
Square Feet: 1,440.
Architect: Lester Cohen.



OFFICE IN YOUR HOME

PLAN NO. J-1547

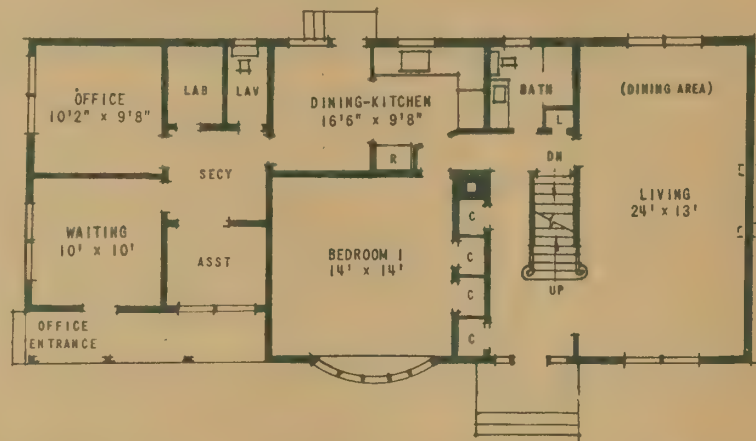
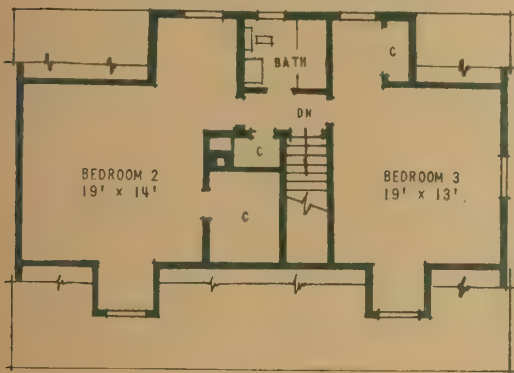
Here is a home designed to do multiple duty both as a charming comfortable family dwelling and as a complete, spacious office for a doctor or other professional person. The long, low lines of the exterior are dignified and distinctive, and entirely in keeping with pleasant living plus office convenience. Notice the two entrances; the office entrance is at the side by a colonnaded walk which opens into the waiting room and offices beyond as shown in the floor plan. Best of all, this wing would do equally well for a lawyer, dentist or other professional man, and would offer a most comfortable area if Mother has a business of her own such as dressmaking, home catering, photography, etc. The family rooms are reached by a lovely, sheltered porch leading to the smart front door. Floor-to-ceiling windows brighten the foyer and beyond there is a center hall to lead to all areas with the best possible circulation. The downstairs bedroom has a lovely bow

window, and is completely square, with excellent wall space. Two large closets offer superior storage, and there are two more closets in the entry hall for coats and other storage. The living room is a deep 24' with perfect cross ventilation. Although the kitchen offers informal dining space as well as convenient work area, the back of the living room welcomes a formal dining arrangement that could be closed off by floor-to-ceiling drapes or folding partitions. There's a vanitory in the complete family bathroom, and linen storage just outside the door. For the two family bedrooms, you'll mount the graceful, curving stairway in the entrance foyer and on the floor above you'll find two huge bedrooms, tremendous closets and a second bathroom. You'll work and live well here.

Overall Dimensions: 56'4" x 25'0".

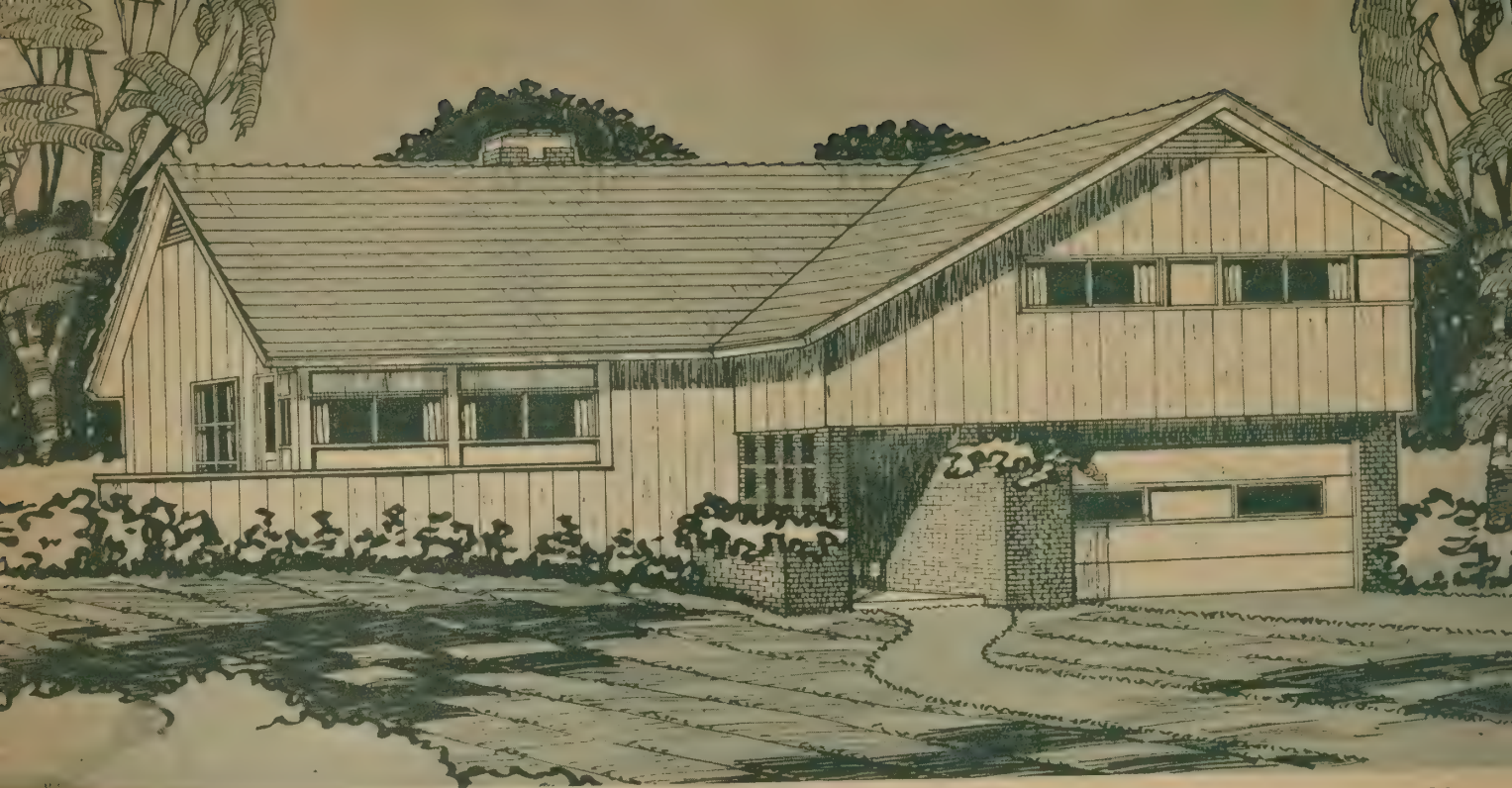
Square Feet: 950 (1st floor), 600 (2nd floor), 400 (office).

Architect: Lester Cohen.



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CHARM-INSPIRED MULTI-LEVEL

PLAN NO. J-1696

Once you have examined the many wonderful features of this split level plan, you will agree that it must have been designed with just about all of your home ideas uppermost. The jagged line on the floor plan indicates that you are seeing both the entry level and the bedroom level above the garage at one time. What you do is walk in under a covered portico, up one step to the foyer, which is also one step up from the garage. The guest closet is to the right in the foyer, and then straight ahead, five wide steps flanked by planters will take you to living level. You can go right on to the living room if you like, a room almost 25' long, with a corner fireplace, so that you can watch the hearth from the dining room table as well as from the living room itself. The 19' kitchen

at the front is all that a housewife would ask for, with built-in oven, dishwasher and adjacent laundry unit all in row under huge picture windows. Adjoining, at the back, is the prized family room, a "Dutch kitchen" with another fireplace for barbecues indoors and all manner of informal entertaining. This isn't all—an open stairway from the living room leads to a downstairs recreation room and flagstone terrace (outdoor barbecue here). This room has sliding glass doors to let in floor-to-ceiling sunlight. The planter boxes seem to intensify the blend of indoor and outdoor living. Note that you can go right from the garage to the recreation room and upstairs to the main levels. Seven steps up from the living level you reach the bedroom balcony around which are the three unusual chambers. The master bedroom has two closets, one super-sized and its own private bath with a luxury vanity. Along with the two other bedrooms there is an unexpected study alcove or quiet room with a built-in desk. The closet in the bedroom adjoining is master-sized, extending the full width of the comfortable room. Double exposures feature the third bedroom. There's luxury throughout even for the budget-building family.

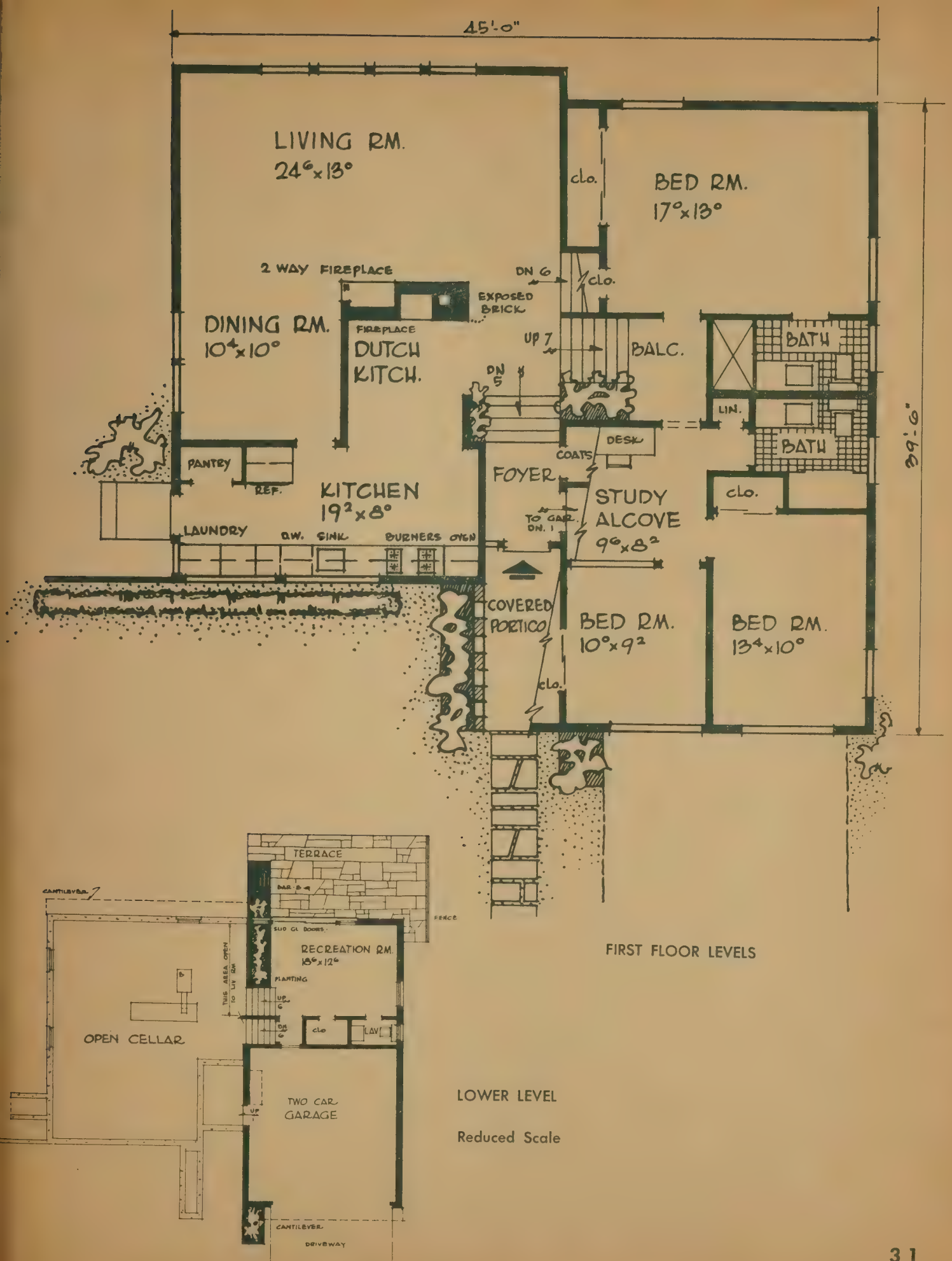
Overall Dimensions: 45' x 39'6".

Square Feet: 1,475.

Architect: Herman H. York.



A view to the garden from the recreation room. Note the window wall and planter inside and out. Stairway leads to the living room so that the recreation room can be glimpsed from above through the wrought iron railings.





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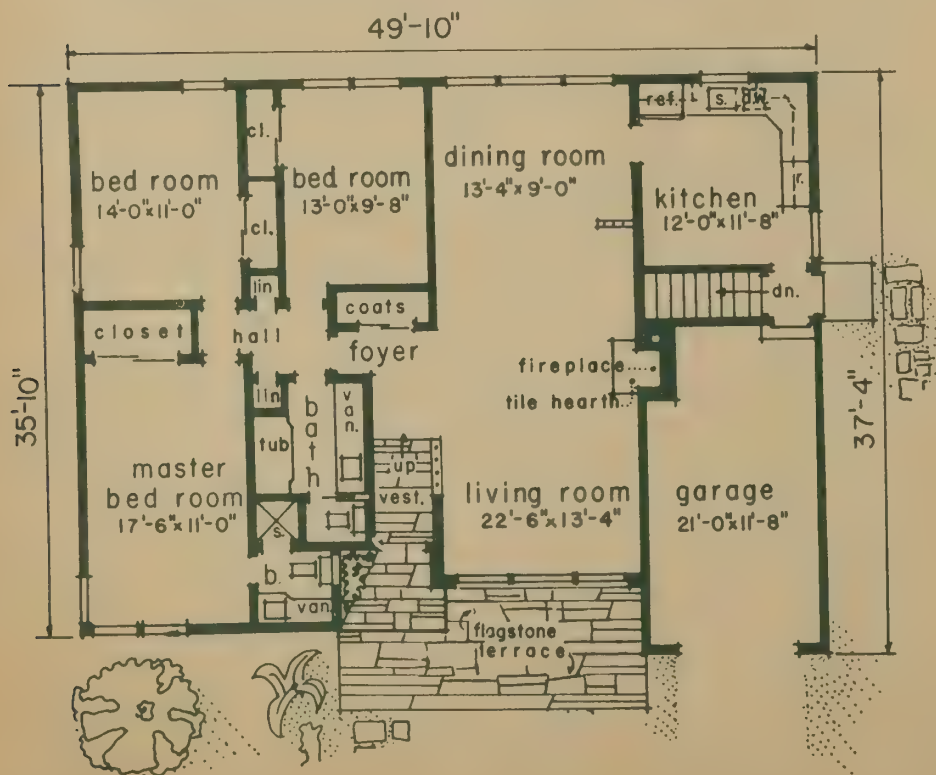
A WELCOMING FLAGSTONE FOYER

PLAN NO. J-4616

That lovely flagstone terrace doesn't stop at your front door. It goes right on into the vestibule for a delightfully different decorator note. Most unusual, too, are the stone steps leading up to the foyer from which every area of this spacious ranch house can be reached. Sunny cross ventilation is achieved in the kitchen, and to keep the living areas free of traffic and "tracking-up", there's a

back vestibule that leads right to the cellar steps and garage. The full depth of the house is cleverly utilized for living-dining rooms, and full-view picture windows glorify each area. Note the use of decorative planter-posts—a practical shield for the living room, and a room-divider between living and dining rooms. The stunning fireplace boasts a tile hearth, for a bit of luxurious decor. The

three bedrooms enjoy complete privacy on the other side of the foyer and you'll be delighted with their size and spaciousness. There's a private, stall-shower lavatory for the master bedroom with its own built-in vanity. The family bathroom (economically back-to-back) has many wonderful features: a vanity-lavatory just a step from the living room for guests, a full-sized tub with overhead shower and a sliding-door at the toilet alcove, to give all the extra convenience of a three-bathroom house.



Overall Dimensions:

49'10" x 37'4", including garage.

Square Feet: 1,460.

Architect: Herman H. York.

SPACE SAVER RANCH HOUSE

PLAN NO. J-4615

Ordinarily a house with rooms as large as these plus a two-car garage would take a lot of 100' or more. But, with the wonderful convenience of double garage on the basement level, you can save 20' or more on your lot size. Everyone agrees that this is the perfect picture of a ranch house, with its full-view picture window overlooking the front garden, and a stunning, recessed doorway framed by angled shutters. The generous roof overhang means all-weather comfort as well as exterior beauty. Inside the foyer, many clever extras await you. Note the deep coat closet and the convenient guest lavatory. It's just a step to the kitchen at the back and the basement stairs,

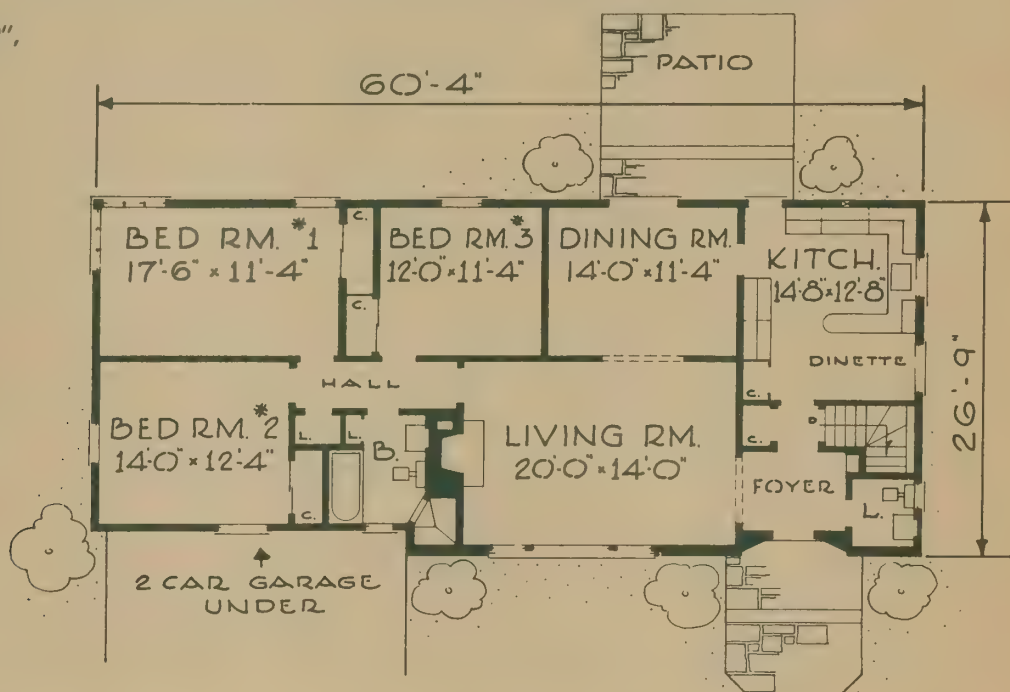
too. The most demanding housewife will find the kitchen remarkably efficient, and the sunny dinette will please the whole family. In the living room a fine fireplace suggests cozy furniture placement and through an arch beyond there's a delightful dining room. French doors open out to the flagstone patio for a well-shielded outdoor living-dining area, all summer long. A minimum of hall space means a bonus of spaciousness for the three bedrooms, each master-sized, with large window areas in each and super closet space. The family bathroom boasts a stall shower in addition to bathtub. You can see at a glance that family comfort counts in this fine ranch house.

Overall Dimensions: 60'4" x 26'9",

excluding patio.

Square Feet: 1,500.

Architect: Derick B. Kipp.



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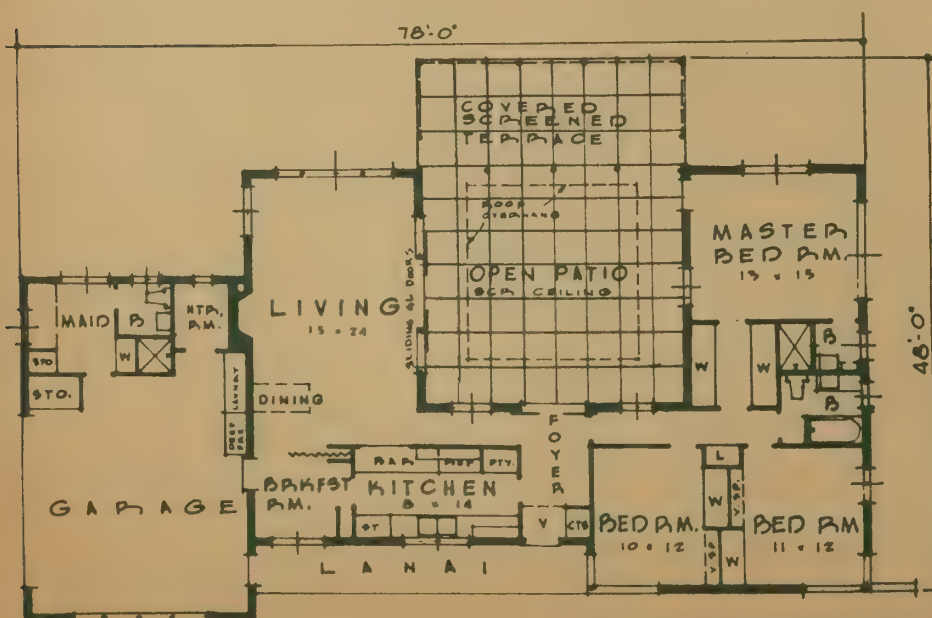
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THE MODERN SQUIRE

PLAN NO. J-4419

From Maine to California, or at any point of the compass, you'll build lifetime ease, with this unusual home, designed for maximum living. Open planning results in spaciousness not ordinarily obtained. The very heart of this house is a covered patio, opening from foyer, master bedroom and living room. With the screened terrace beyond, this is an indoor-outdoor living area that is truly magnificent. The kitchen conveniently at the front, opens to a bright breakfast room, and both overlook the shaded lanai that connects the front door with

the garage. Upon entering this home, access may be had to any room without passing through another. Two exposures are features in the front bedrooms, and three in the master bedroom to catch every breeze. Huge wardrobe closets supplemented by extra storage in the garage and kitchen make this house especially easy to keep in sparkling shape with a minimum of effort. Perfect for a southern climate, and wonderfully adaptable everywhere, the luxury pictured here is within your means. Here is the ideal home for all-climate living.



Overall Dimensions: 78' x 48'.

Square Feet: 1,530.

Architect: Gilbert D. Spindel, P. E.

FOUR-BEDROOM COLONIAL DISTINCTION

PLAN NO. J-1612

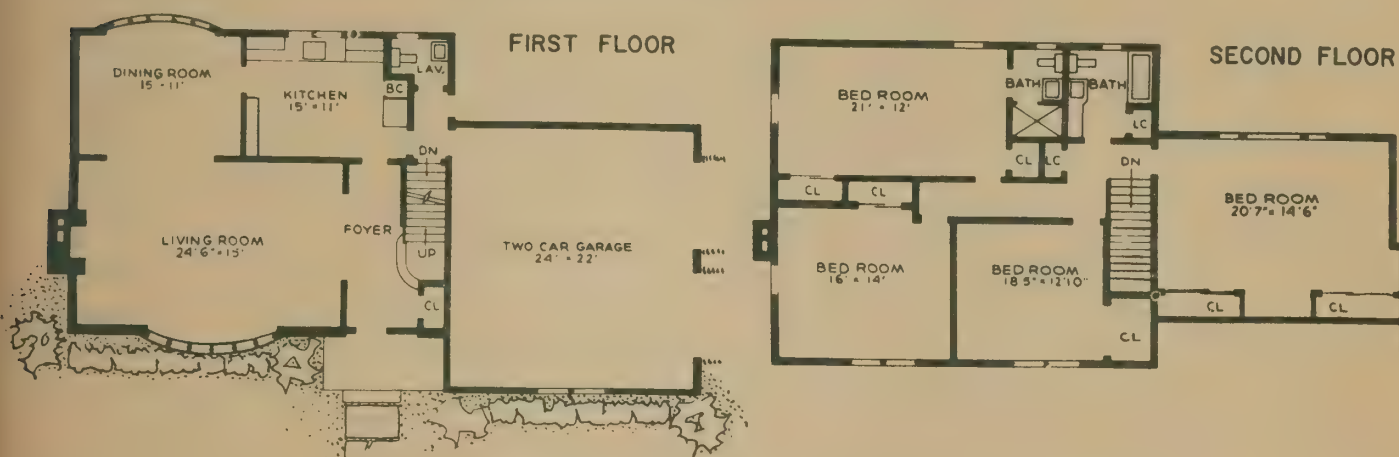
It's hard to pick any single feature as a highlight of this wonderful home, where the best in traditional two-story design goes hand in hand with contemporary ease. A covered porch shelters you at the front door and leads the way into the generous foyer. From here you can reach every major area easily, without spoiling the excellent privacy of all rooms. To your left the living room opens invitingly, with its deep bow and handsome stone fireplace to add distinction to this spacious, well-proportioned room. Through a wide arch beyond, the dining room is really a joy, featuring a second bow window to afford through ventilation to the important living zones. At the back the kitchen offers sunny, convenient work area, and lots of it. Adjoining is a convenient lavatory,

which can be reached right from the back door. From the entry foyer, a graceful, curving stairway takes you up to the full second floor, where four huge bedrooms offer comfort seldom found in any but the most expensive of homes. Two baths, one private for the master bedroom and the other complete with vanity-lavatory serve the family. Three of the chambers have cross ventilation, and the closets in all of them are particularly commodious. If you want room to spare and a house that's easy on your budget, here it is.

Overall Dimensions 57'4" x 32'10", including garage.

Square Feet: 991 (1st floor); 1,439 (2nd floor).

Architect: Herman H. York.



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SPLIT-LEVEL VALUE BUILT IN

PLAN NO. J-3376

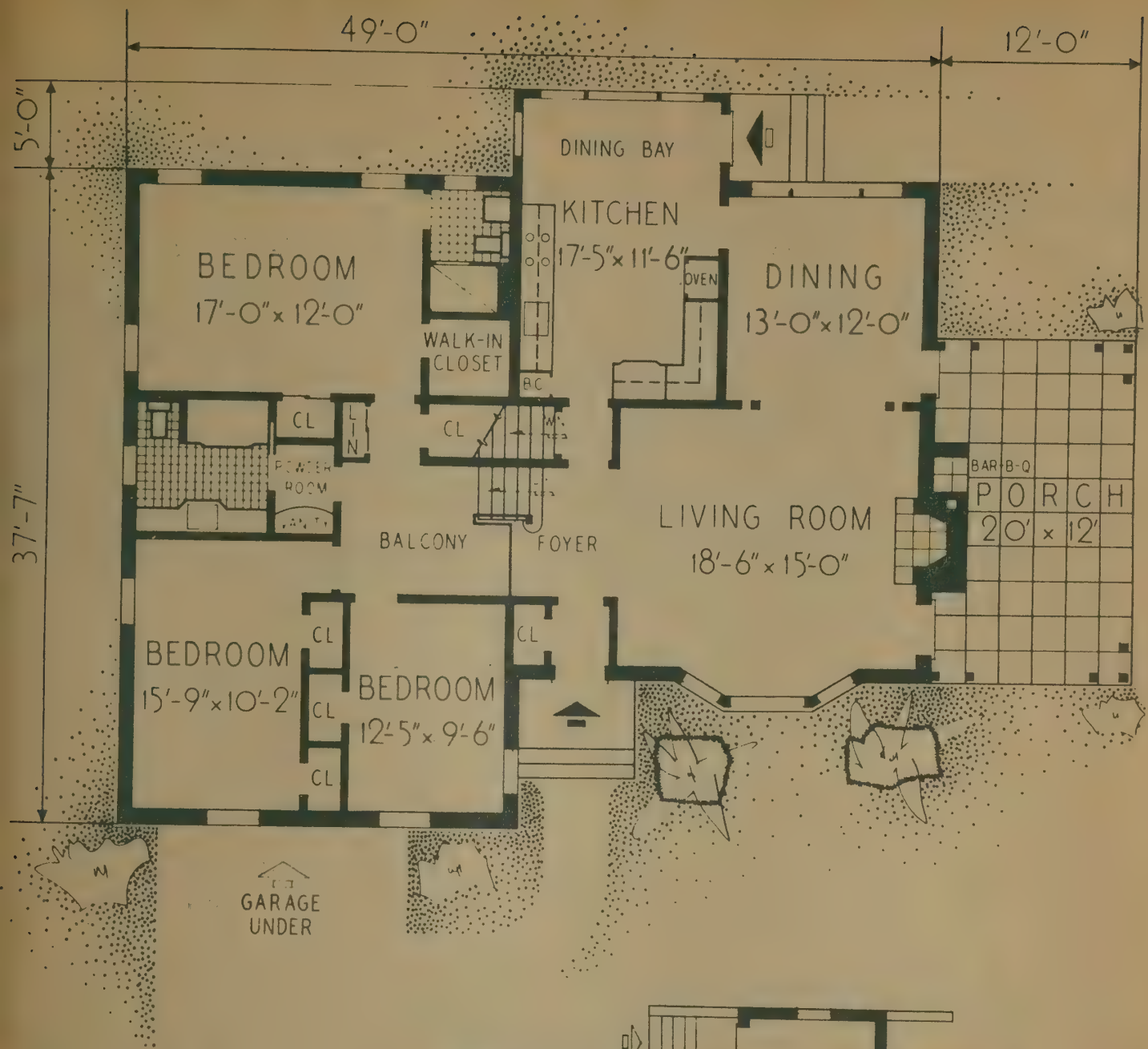
Convenience and charm, as well as solid building value, are built right into this special split level home, shown in brick and siding. On the bedroom level, just six steps up from the foyer to a balcony railed with wrought-iron, the magic of built-ins is apparent at once. The family bathroom is the newest "compartment" planning, with the powder room and curving vanity at the entrance separated by a sliding door from the full bathroom with its stunning vanity, for the effect of one and a half baths at the cost of one. The master bedroom is at the back, well-ventilated and enjoying its own dressing room closet and private stall-shower lavatory. Both front bedrooms have two exposures, and share a closet wall. On the lower living level dramatic window treatments have been planned for living and dining rooms. There's a picture window bay

at the front for a deep cushioned seat, while through the columned archway to the dining room, a full-view picture window wall can be seen. You can reach the sheltered patio-porch from both areas, and the Bar-B-Q fitted into the exterior of the fireplace chimney wall will mean many an outdoor feast. Look at the wonderful dining bay in the kitchen—if you can tear yourself away from the new built-in oven that is featured in the work area. A back entry is an extra convenience. On the lower level, just a few steps down, you'll cheer for the recreation room and bar—that almost indispensable second living room for lots of fun, with the lavatory on this level just thoughtful extra features. Note the stairs from the garage to the laundry in the cellar area, with a door leading out to the drying yard at the back.

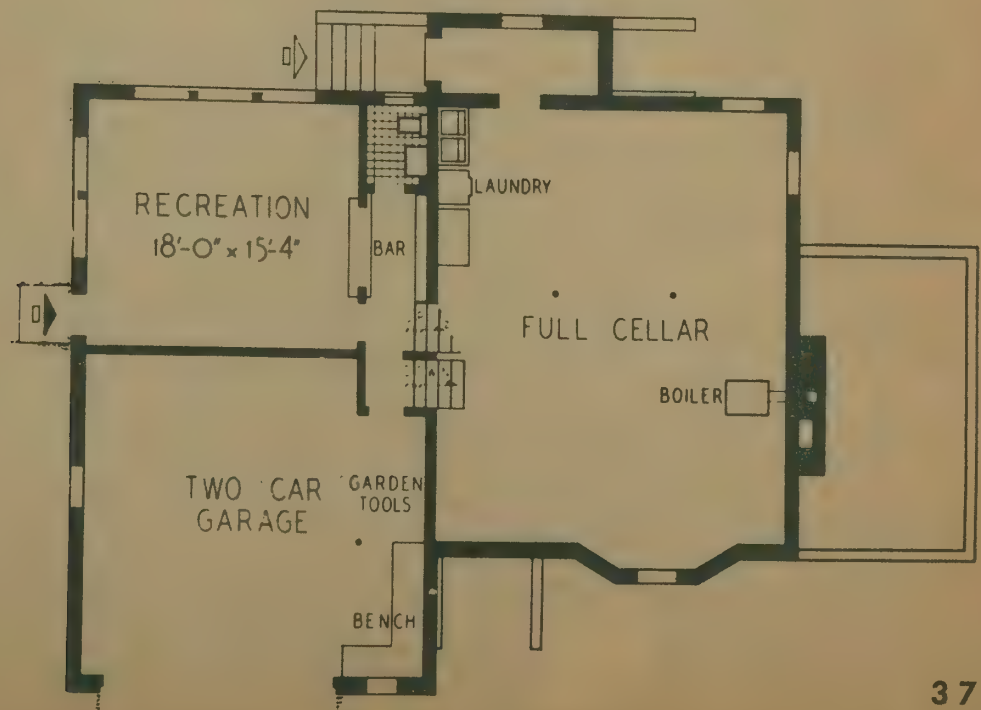
Overall Dimensions: 49' x 42'7"

Square Feet: 1,685.

Architect: Alwin Cassens, Jr.

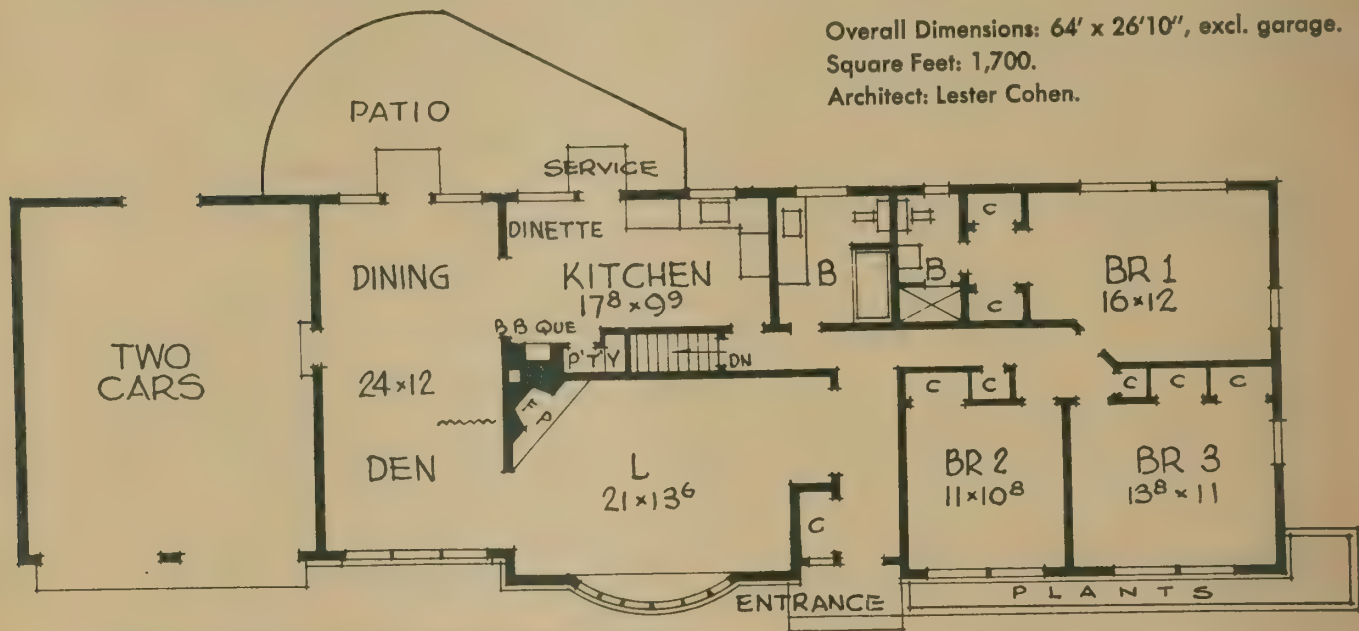


LOWER LEVEL
Reduced Scale



If you've always dreamed of a ranch house that would express your own individuality, this charming fieldstone and shingle beauty is the answer. Luxurious living areas are starred; as you step from the foyer into a wonderful living room there's an eye-catching corner fireplace with a wide flagstone hearth, and at the front, a delightfully deep bow window. But through the arch beyond is one of today's best living ideas, a full-width dining room-den, a room to adapt to the largest dinner party or to turn into a real "theatre at home" television area. French doors open to the curved terrace at the back, and the door from the kitchen makes for easy, effortless outdoor meals. You'll

be grateful for the step-saving arrangement of work area in the kitchen, and the junior members of the family will take over the sunny dinette with its indoor barbecue. Closets? Just count them. Including the wonderful pantry there are 9, with sliding doors featured. Real economy is starred in the arrangement of family bathroom and master shower lavatory placed next to the kitchen. A bedroom hall leads to three master chambers, each comfortably large and beautifully ventilated. The master suite is well set off at the back and the stone planter at the high windows means full privacy for the front bedrooms. Be prepared for compliments in this dream come true.



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SECOND TO NONE

PLAN NO. J-1634

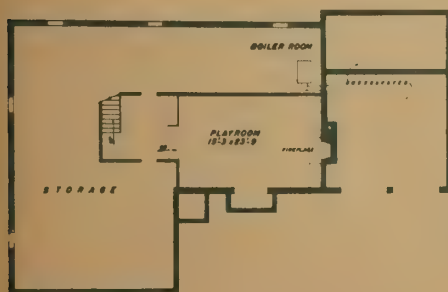
In this lovely fieldstone and siding home you'll be amazed at the wealth of good living ideas that you'll find. The wonderful living room is a step down from the entry foyer with another wide step up to the dining room behind it. There's a beautiful fireplace with brick hearth, a full, clear picture window at the front with another view window for the dining room. And then, believe it or not, there's a play room, almost 25 feet wide in the basement area. There's even a second fireplace to shed cheery hospitality and warmth. Outdoor living in sheltered spacious comfort is provided with the terrace opening from the dining room. A super kitchen and breakfast nook will keep any homemaker happy. Mother has her "private office" at one end—a well lighted desk

with extra cabinets above, and at the other side she'll welcome the convenience of a washer-dryer laundry zone. An adjunct to good traffic circulation is the back vestibule that leads right down to the cellar stairs. Arrangement of the bedrooms in an L-shaped wing makes it possible to have double exposures in each. The dimensions of the master bedroom are almost 18 x 15 feet of clear space, since the dressing room closet and private stall-shower lavatory add almost 8' more to the extent of the complete suite. In the family bathroom, a stunning vanity and alcove tub are smart and practical. A wall of closets is shared by the other two bedrooms, bringing the total of storage closets to seven—all super-sized, to add a putaway bonus to this practical home.

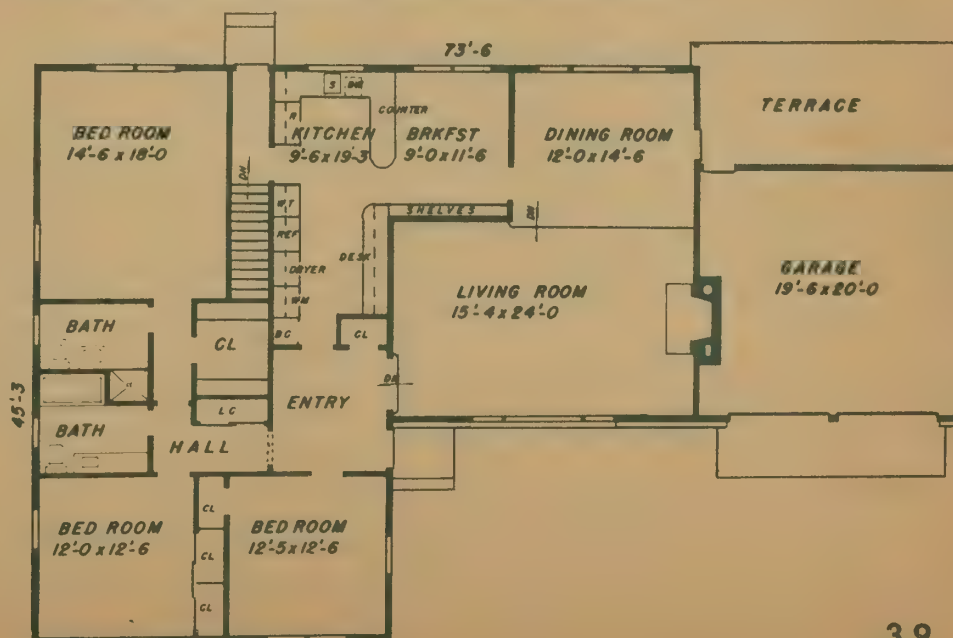
Overall Dimensions: 52'7" x 45'3",
excluding garage.

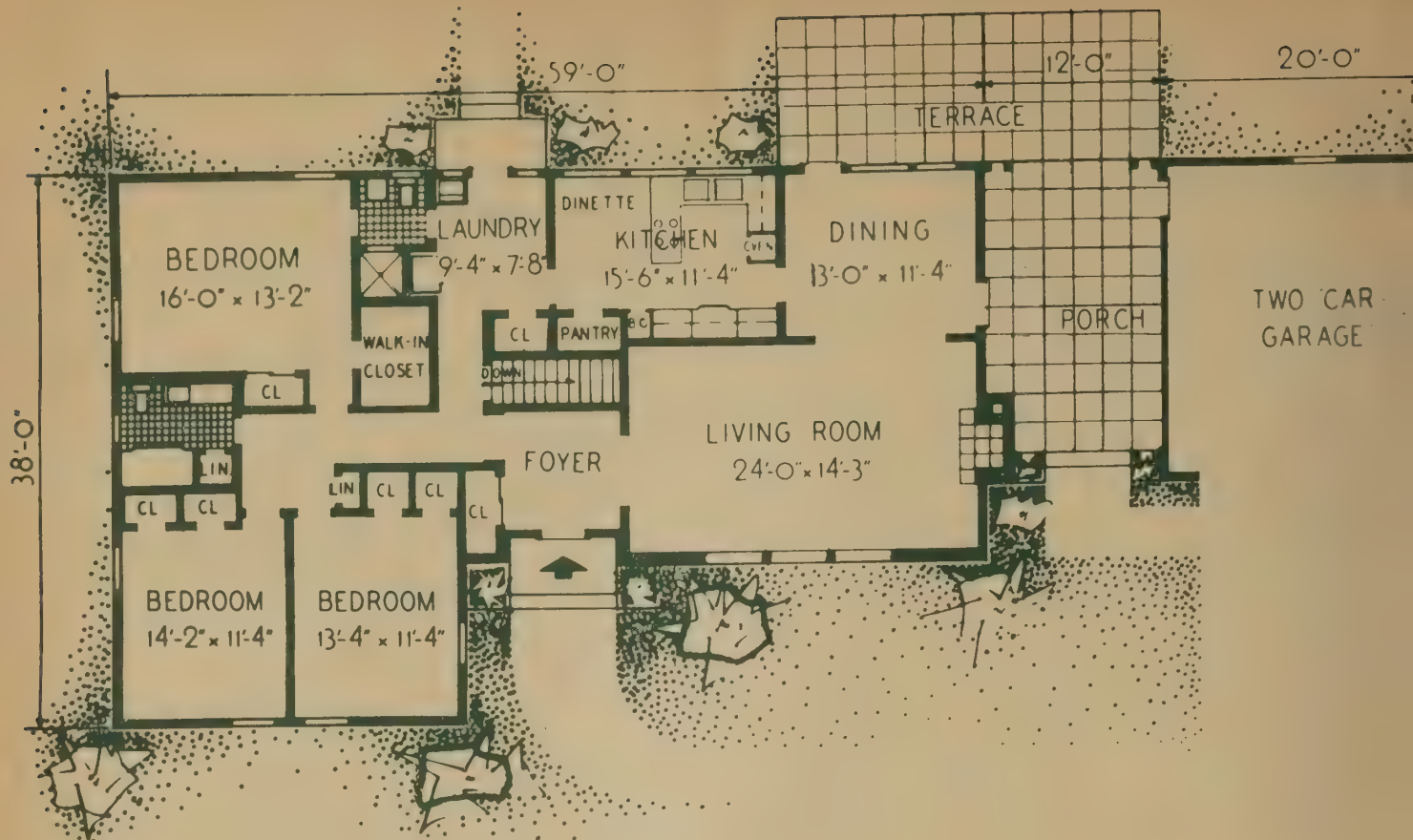
Square Feet: 1,805.

Architect: Herbert C. Struppmann.



LOWER LEVEL (Reduced Scale)





COUNTRY CLUB CLASSIC

Masterful design is evident in this charming ranch house, but it is also practical in every detail. You will notice immediately the long, low lines of the exterior that give an appearance of luxury and gracious living, but without the breezeway and garage the house is under 60' wide. Its distinction is defined by the use of crisp, white shingle and warm brick, and emphasized with shutters at the awning windows. The outdoor areas are equal in importance to the inside. The breezeway-porch is beautifully sheltered and secluded enough for patio use, but the ell of the terrace behind is just about perfect for outdoor living and entertaining from spring through fall. As you walk through the handsome front door into the spacious reception foyer, you will know that this is a prize ranch-house indeed. To one side is the expansive living room, with a traditional fireplace on the end wall. Beyond



The importance of first impressions is apparent in this gracious entry that sets the scene for the beautiful interior.



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PLAN NO. J-1697

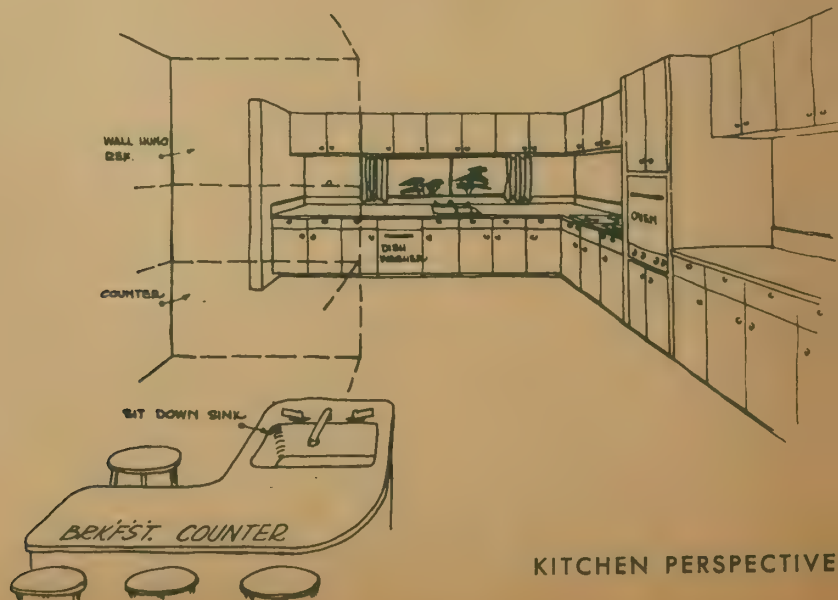
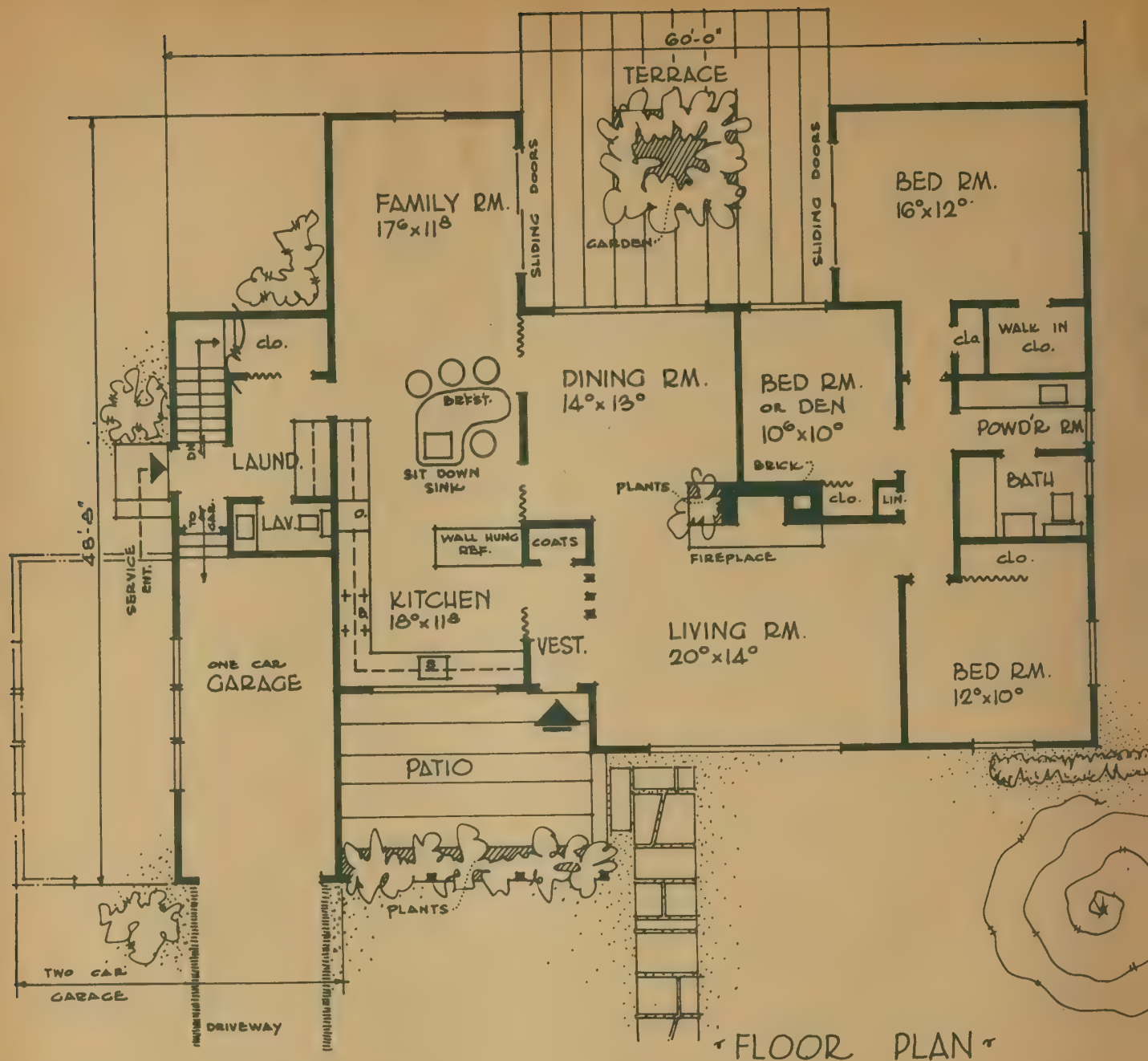
forming an ell, the charming dining room takes advantage of the outdoor areas, with french doors to both porch and terrace. If ever a kitchen was planned to accommodate the best in family living, this attractive and roomy service area can be said to do so. It comprises a work zone set in a U-shape, with a wall oven, work counters, double sinks and range burners in additional counter space. On the opposite wall is the refrigerator flanked by more work space with cupboards above and a full pantry closet too. Adjacent is the laundry room into which your service door opens, plus another closet so practical in an area of this nature. You'll appreciate the tidy lavatory opening from this room, too, because it is so practical for before-meal cleanups for the youngsters, or for dad when he comes up from repair jobs at his workbench in the cellar. Although the foyer and center hall separate

the areas to best advantage, it's only a few steps from the kitchen and service zones to the front door, such a heart-saving feature for a busy mother. The bedrooms are grouped at the other side of the foyer, enjoying privacy and quiet that used to mean going upstairs to achieve. The master bedroom is at the back, a handsome chamber with two cool exposures, a tremendous walk-in closet and another with sliding doors. Luxury and economy are added by the double purpose lavatory that serves the laundry area and the parents' room as well. A fully tiled bathroom with alcove tub and linen closet also includes a vanity, making it convenient for use as a guest powder room. The two bedrooms at the front have a wealth of closets and two exposures for each of them insures comfortable sleeping for the younger members of the household in this young idea home.

Overall Dimensions: 59' x 38'.

Square Feet: 1,838.

Architect: Alwin Cassens, Jr.





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TOPNOTCH RANCH STYLING

PLAN NO. J-1698

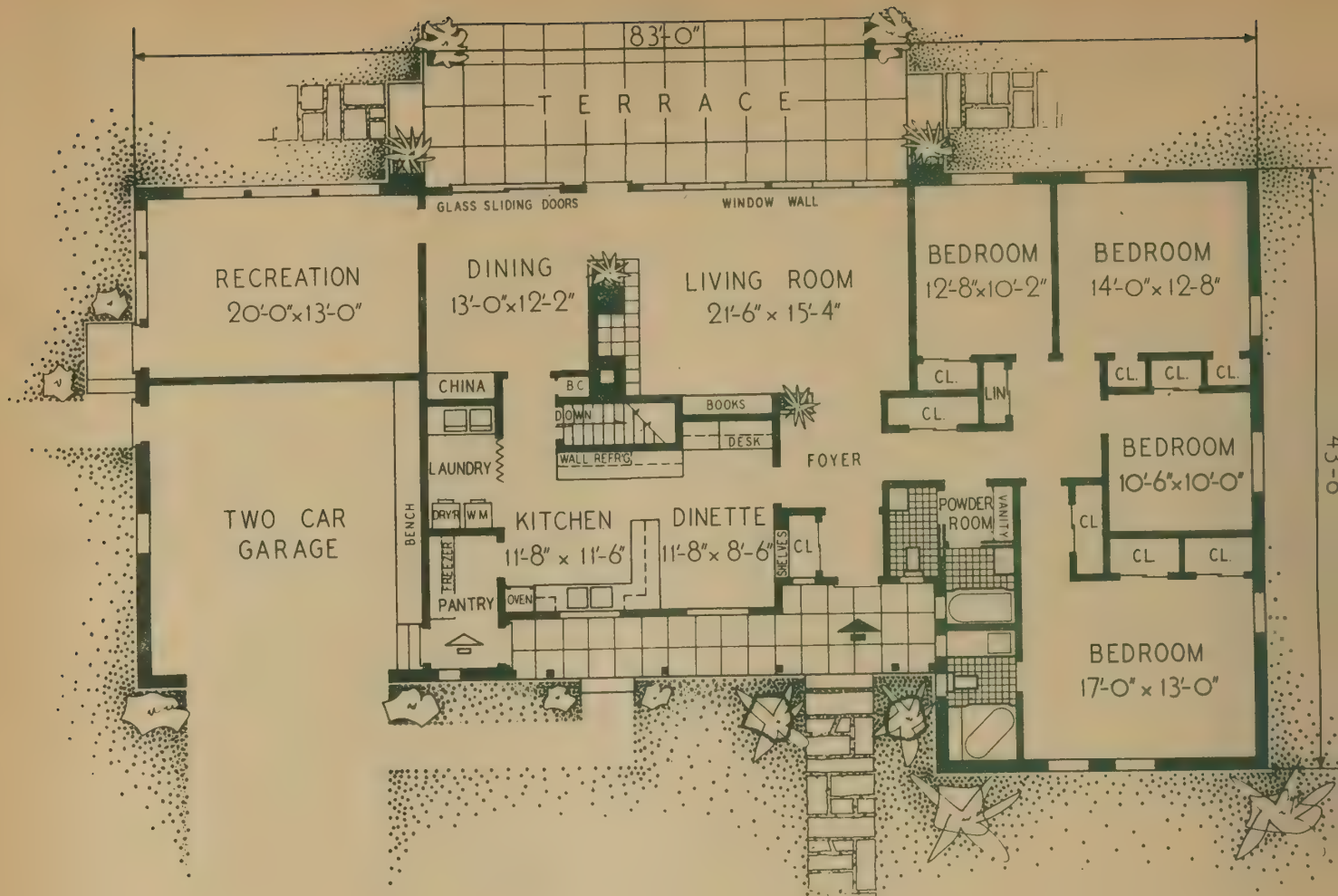
This glamorous showplace won top honors in New York in the opening of the Home Show at the fabulous Coliseum. Thousands of people who went through the house must have agreed. It's a real patio house, with not just one, but two delightful patio areas, one at the front behind a latticed planter wall and another at the rear, sheltered on three sides with sliding doors opening out from the master bedroom and family room. You walk in through the clever vestibule where good use is made of foldaway doors and divider posts, both economical and effective for creating space plus privacy. To the right is the living room, with a focal fireplace accented by a planter box and in an exposed brick wall that lends contrast and charm to this wonderful room. The wide doorway to the dining knits these areas together in a 27' expanse from the ranch window at the front to the picture window with patio beyond at the back. The arrangement of bedrooms is most unusual. To begin with the master bedroom, there is through, cross ventilation so rarely found in a house of moderate size. It has a walk-in closet and another in the dressing room alcove. There is a four-fixture powder room bathroom. An 8' vanity counter with a large mirror and built-in washbowl is in the powder room section. This means less plumbing and fewer heavy fixtures than would be required by two bathrooms, and yet this double feature bathroom can

be occupied by more than one person in complete privacy for each. Across the hall is the third bedroom which would make an excellent den. There is exposed brick on the wall adjoining the fireplace and a deep closet with a foldaway door means storage with best use of space. But perhaps the most interesting part of this house is the 35'6" expanse turned over to kitchen, dinette and family room, plus the laundry wing attached. The wide view window looks out on the front patio and you have the brightest, most comfortable stretch of counters, cabinets and cupboards around your sink. The wall-hung refrigerator is a handsome room divider, a most convenient appliance that saves steps, wall space and floor space, and comes in lovely kitchen colors. Beyond, in the breakfast area, there's a second sink, a sit down appliance set into a free form breakfast bar, to save steps in washing up, and to eliminate the discomfort of bending over for preparation of vegetables. Intriguing as this center may be, you'll want to go on to the wonderful family room which has come to mean so much as an informal playroom, workroom or get-together room for all the family. Off the kitchen area is the laundry with plenty of closet space and with a service lavatory that is so convenient. The service entrance is here, and also an exit to the garage, which can be one or two car (note the dotted lines), according to your needs and budget.

Overall Dimensions: 60' x 48'8".

Square Feet: 1,711.

Architect: Herman H. York.



HIP ROOF—HANDSOME STYLING

This marvelous ranchhouse sparkles with dozens of dramatic and comfort-starred features.

A handsome exterior

- Gracious colonnade across the front
- Contrasts in brick, stone, shingle and siding
- A distinguished front door

Welcoming vestibule and foyer as you enter

- A huge guest closet with sliding doors
- Easy access to every important area
- Striking indoor planter at the living room archway

Living and entertaining luxury at its best

- Formal living room with a dramatic window wall

Fireplace and planter dividing living-dining areas

35' terrace reached by french doors

Sliding glass, floor-to-ceiling doors in the dining room

Windowed recreation room—a wonderful informal den with private entry

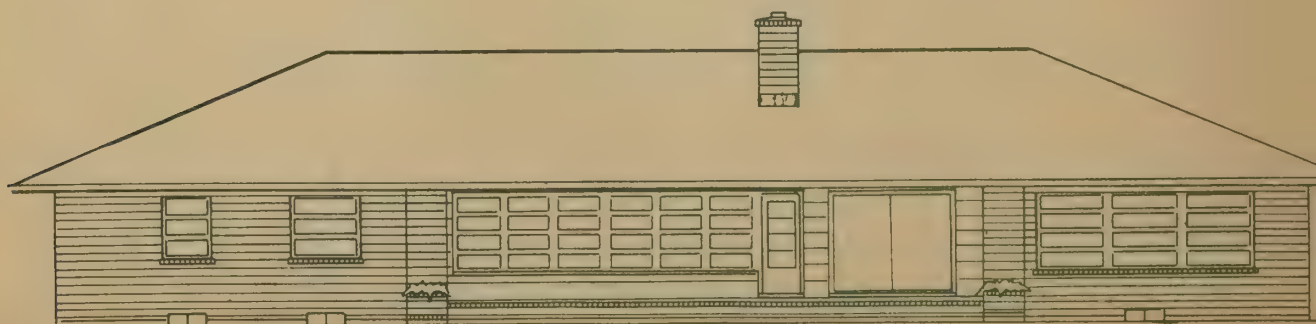
Marvelous homemaking extras

Spacious family kitchen with comfort plus

Built-in wall oven and refrigerator, super counters, cupboards

Complete laundry area set off by foldaway doors

Magnificent pantry (freezer storage) with access from kitchen, service entry and garage





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PLAN NO. J-3398

Sunny dinette with cabinets, desk and shelves
Two-car garage plus workbench and gear storage

Built-ins everywhere

China cabinets in the dining room
Book shelves in living room alcove
Open shelves in the dinette
Homemaker center at the dinette desk
Alcove vanity in the powder room

Calculated comfort in four bedrooms

Sliding door closets (wardrobe type) throughout
A huge master suite with three closets

Triplex family bathroom that includes powder room
and vanity; tiled lavatory, tiled full bathroom alcove
Master lavatory with angled tub and vanity

These are highlights, every one a component part of the perfect home for a larger family. Your own family will fill in this picture for themselves, finding many more marvels that promise wonderful householding for years to come.

Overall Dimensions: 83' x 43'6".

Square Feet: 2,570.

Architect: Alwin Cassens, Jr.



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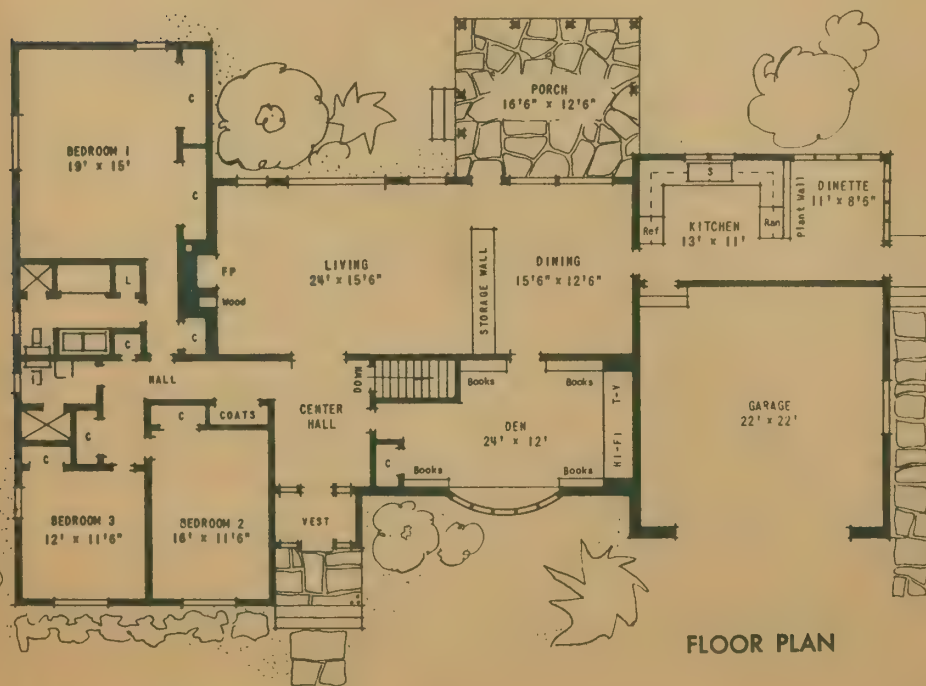
ADDED EXTRAS FOR RANCH LUXURY

PLAN NO. J-1635

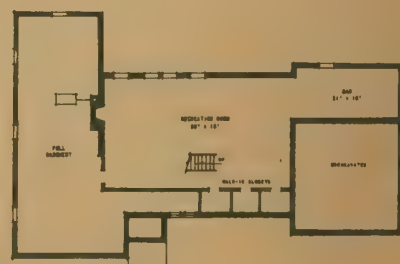
Perfection planning incorporates every adjunct to good living in this charming ranch home. The living room is at the back, with almost 24' of windows and a striking fireplace wall. The dining room occupies the area to the right and a free-standing buffet and china cabinet, 11' long, serves as a magnificent room divider. A dining porch opens at the back for fair weather entertaining. The kitchen has work area and appliances laid out in a generous, work-and-step-saving U, and the dinette adjacent has window walls on two sides. Three bedrooms, each larger than average share the wing to the left of the

foyer. The master bedroom has a whole wall of sliding-door wardrobe closets. One bathroom has tub and stall shower, as well as a twin-sink lavatory and a full-sized linen closet. The other bathroom next to it has a glass-enclosed shower and there's a utility closet and huge linen closet in the hall outside. The bonus in good living is a den to the right of the foyer (perfect with built-in cabinets and shelves for an office at home). When the recreation room in the basement is finished, with a fireplace if you want one, you'll be making the most of all areas of this wonderful home.

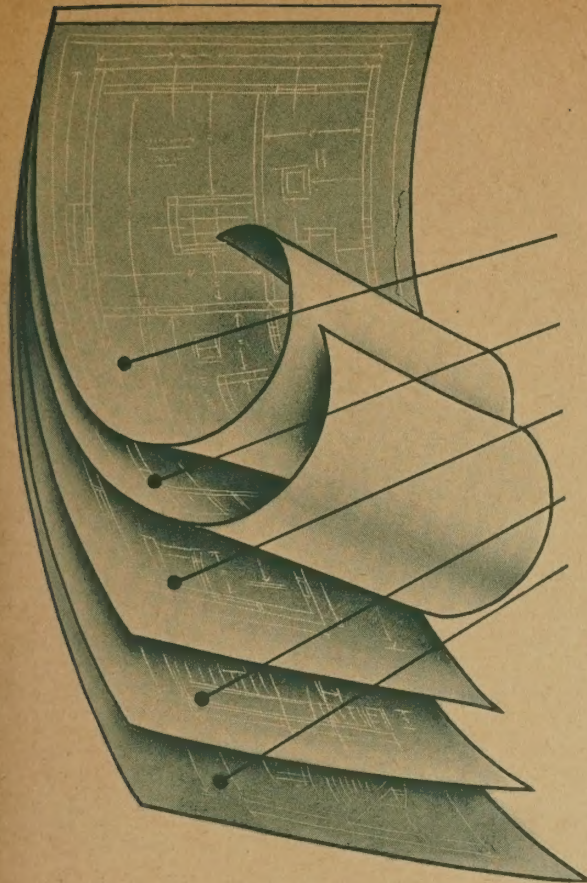
Overall Dimensions: 80'6" x 51'6",
including garage and porch.
Square Feet: 2,300.
Architect: Lester Cohen.



FLOOR PLAN



BASEMENT LEVEL
Reduced Scale



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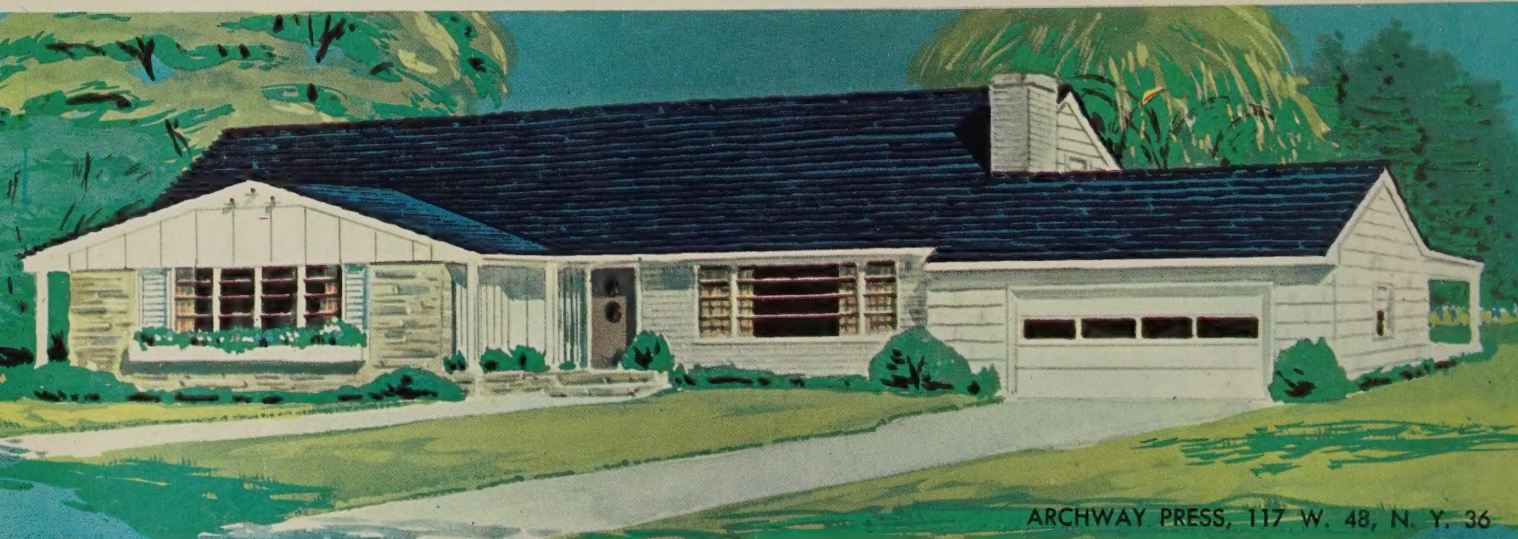
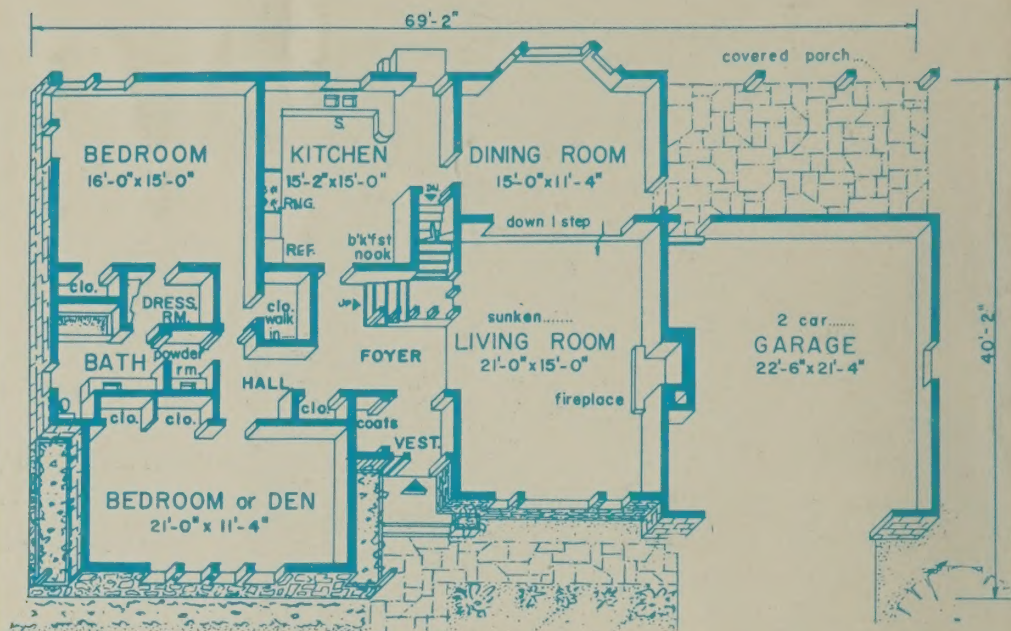
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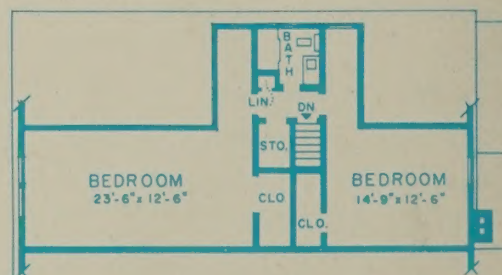
Overall Dimensions: 69'2" x 40'2",
including garage and porch.
Square Feet: 1,732.
Architect: Herman H. York.



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this plan, see
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page 47

vanity. The bathroom is the popular, practical multi-feature type. In addition, the master dressing room has a door that opens into the bathroom. Thus you have what amounts to two and a half baths at little more than the cost of one. Two, full width, sliding door closets are shown in the terrific front bedroom, which can become the family den or study-playroom when the upper floor is finished. Then up the graceful open stairway you'll go to find two more superior bedrooms, another bath and extra closets to spare.



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